



Type/Style: Transitional

Stories: One

Total Rooms: 4

Bedrooms: 3

Septic Size per Health Department:

Sewer

Full Baths: 2

Half Baths: 0

SqFt +/-: 1526

SqFt Source:

Year Built: 2025

Unit #:

Subdivision or Area: Hills Quarters

County: Lancaster

Waterfront Type:

River:

Creek:

Waterfrontage Source:

Zoning: R2

Water Frontage (Feet +/-) :Water View (Wide Long Limited):

Legal Description:

Acreage/Lot Size +/-: .213Acreage: < .5 acreWater Depth:

Cleared Acres +/-:Tillable Acres +/-:Wooded Acres +/-:

Deed Book/Page or Instrument #: Tax map 28G 6 117Taxes:Tax Map #: 28G 6 117

Street Surface:Amps:

Homeowners Assoc: YesHOA: YesHOA Fee Amount: \$242

HOA Payment Frequency: MonthlyHOA Membership: Mandatory

Civic Organization: NoCivic Organization Membership:

Civic Organization Fee: \$0.00Civic Organization Payment:

Does Not Convey:

	Level	Dimensions		Level	Dimensions
Foyer			Living Room		
Kitchen			Dining Room		
Great Room			Great Room w/Dining		
Family Room			Sunroom		
Bedroom 1			Bedroom 2		
Bedroom 3			Bedroom 4		
Utility Room			Guest House/Apt		
Other Room			Other Room 2		

Basement: No# Basement Rooms:# Basement Bedrooms:

Basement Bathrooms:# Basement Other Rooms:Basement Area SqFt:

Basement Finished SqFt:Basement Access:

GstHsSqFt:GstHsSFSrc:GstHse/Apt:

Interior Features: 1st Floor Bedroom, Elec Garage Door Opener, Walk-In Closets, Washer/Dryer Hookup

Exterior Features: Paved Driveway, Other-See Remarks

Miscellaneous: Community Amenities

Financing Types: Cash, Conventional, 1031 Exchange

Construction: HardiPlank Type

Foundation: Slab

Heating Systems: Heat Pump

Cooling System: Ceiling Fans, Central A/C, Heat Pump

Roof: Age 0-9 yrs

Water: Public

Sewer: Public Sewer

Water Heater: Electric

Floors: Luxury Vinyl

Walls: Sheetrock

Garage: Attached, Two Car

Storage: Attic

Fireplaces: None

Dining Facilities: Dining Area, Kitchen-Bar

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Limited Service Provides:

Public Remarks: Built in 2025 by Stateson Homes, this cottage offers 1526 sq ft of one-level living with 3 bedrooms and 2 baths. The home features Hardiplank siding, a paved driveway and sidewalk, and a 2-car attached garage on a .213-acre lot backing to a walking path. Inside, the open floor plan blends the kitchen, living, and dining areas for easy everyday flow. The kitchen includes solid-surface counters, subway tile backsplash, stainless steel appliances, and a center island. The primary bedroom suite offers a walk-in closet and an ensuite bath with a tile walk-in shower and tile floors. Quality finishes include LVP flooring throughout all living spaces and bedrooms, plus tile floors in the separate laundry room and both baths. Thoughtful finishes, a bright open layout, and access to full Hills Quarter amenities make this property an easy fit for low-maintenance living.

Directions: From Irvington, take Irvington Road towards Kilmarnock. Right on Old St. Johns Rd. Right on Benjamin Aly. Right on Lloyds. House at end of cul de sac.

Agent Remarks: Under warranty until 10.30.2026. Seller is open to selling all items in the house with the exception of the grandfather clock.

Owner Full Name: Raham, KarenOwner Phone:

Disclosure:

Listing Type: SAERLimited Service: NoPossession: At Settlement

Showing Instructions: Appointment Only, Call Listing Agent, Sign on PropertySale Type: Not Applicable

Display on Internet: YesDisplay Address: YesAllow AVM: NoAllow Comments: No

Active Recording Device on Premises: No

Coming Soon End Date:

