

MLS #: N120973A (Active) List Price: \$349,500 (24 Hits)

11 Lee Street MONTROSS, VA 22520



Type/Style: Cape Cod
Stories: One and One Half
Total Rooms: 9
Bedrooms: 4
Septic Size per Health Department: Sewer
Full Baths: 2
Half Baths: 1
SqFt +/-: 2131
SqFt Source: County
Year Built: 1978

Unit #:
Subdivision or Area: TOWN OF MONTROSS
County: Westmoreland
Waterfront Type: NONE
River: NONE
Creek: None
Waterfrontage Source:
Zoning: Residential

Water Frontage (Feet +/-) : None

Water View (Wide Long Limited): None

Legal Description: Lots 11&12, Westmont Sub

Acreage/Lot Size +/-: 0.83

Acreage: .5-.9 acre

Water Depth: None

Cleared Acres +/-:

Tillable Acres +/-:

Wooded Acres +/-:

Deed Book/Page or Instrument #: 270/563

Taxes: 2101.00

Tax Map #: 34B-2-2-11

Street Surface: Paved

Amps: 200

Homeowners Assoc: N/A

HOA:

HOA Fee Amount: \$0

HOA Payment Frequency:

HOA Membership:

Civic Organization:

Civic Organization Membership:

Civic Organization Fee: \$0.00

Civic Organization Payment:

Does Not Convey:

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

Basement: Yes

Basement Rooms: 2

Basement Bedrooms:

Basement Bathrooms:

Basement Other Rooms:

Basement Area SqFt: 1698

Basement Finished SqFt:

Basement Access: Interior & Walk Up

GstHsSqFt:

GstHsSFSrc:

GstHse/Apt:

Interior Features: 1st Floor Bedroom, Dining Room, Fireplace, Pull Down Stairs, Walk-In Closets, Washer/Dryer Hookup

Exterior Features: Double Pane Windows, Patio, Paved Driveway, Screened Porch

Miscellaneous: Basement, Generator

Financing Types: Cash, Conventional, FHA, VA Loan

Construction: Vinyl Siding
Foundation: Basement
Heating Systems: Heat Pump
Cooling System: Heat Pump
Roof: Age 0-9 yrs, Composition
Water: Public
Sewer: Public Sewer
Water Heater: Electric

Floors: Hardwood, Vinyl, Wall to Wall Carpet, Luxury Vinyl
Walls: Sheetrock
Garage: None
Storage: Attic, Shed, Other-See Remarks
Fireplaces: Family Room, Gas Logs
Dining Facilities: Dining Room
Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Limited Service Provides:

Public Remarks: Built in 1978 by Dave and Frances O'Dell, this classic Cape Cod has been a special part of Montross for nearly five decades. The O'Dells raised their two sons here while becoming familiar faces in the community through the Blue & Gray grocery store, and Dave's many years of service as mayor of Montross. Today, the home offers an opportunity for a new owner to continue its story. Situated on two lots totaling 0.83 +/- acre, the property enjoys a beautiful setting with mature shade trees, a paved driveway, and a convenient location in the heart of town—close to restaurants, shopping, and everyday necessities. The spacious home features 4 bedrooms, 2.5 baths, living room and dining room with hardwood floors, family room with fireplace, kitchen, utility room, and an unfinished basement offering additional storage and possibilities. While the interior is ready for updating, the home offers generous space, a desirable setting, and plenty of potential for a buyer ready to make it their own. Recent improvements include a roof replaced in 2019 and one heat pump replaced in 2022. Public water and sewer are connected, and the home is equipped with a generator. A whole-home inspection and termite inspection were recently completed, providing additional transparency and confidence for prospective buyers. A wonderful opportunity to bring new life to a well-loved Montross home in an exceptionally convenient location.

Directions: From Warsaw, take Rt. 3 W to Montross, VA. Turn left on Alma Lane, left on Lee St. Home is on the corner.

Agent Remarks: Buyer agent must accompany buyer at all showings.

Owner Full Name: Frances L. O'Dell

Owner Phone:

Disclosure: Yes

Listing Type: SAER

Limited Service: No

Possession: At Settlement

Showing Instructions: Appointment Only, Call Listing Agent, Call Listing Office, Sign on Property

Sale Type: Not Applicable

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Active Recording Device on Premises: No

Coming Soon End Date:

Listing Office: Bay River Realty (#:350)
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Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.

