COBBLESTONE REALTY

Kelly & Alice

Feature Sheet

107 Jeffery Ave, Lancaster, VA 22503

107Jeffery.com

Features of the Property:

- All brick home built in 1975 with a main and lower level addition built in 1991 (Addition includes dining room, primary bedroom and lower level rec room)
- One level living with 2560 square ft on main level to include 2 ensuite bedrooms and two guest bedrooms with full hall bath
- 2 original baths updated in 2019
- Large kitchen with ample counter space and cabinets, remodeled in 2005
- Formal living room and formal dining room
- Family room with wood burning fireplace
- Office adjoining kitchen and formal living room
- 640 sq ft walk out rec room on lower level with gas fireplace (no propane on site)
- Laminate flooring on lower level installed in 2021 by Walker Floors
- Separate laundry room with utility sink and access to carport
- Covered front porch with slate and brick construction
- Side deck with composite decking
- Carport and asphalt driveway
- Chimney & firebox cleaned (Oct. 2020), new damper installed by Chimney rescue LLC
- French drains installed on both sides of addition by Earth Resources
- Sump pump installed in 2021 by Orkin
- Roof installed in 2009 by Melvin Pease
- 2.075 acres
- Detached workshop/garage with power and water spigot; built ≈ 1980

Utilities:

Power: Dominion Energy
Propane: No propane on site
Septic: 4 bedrooms

Internet: Breezeline
Water: Aqua Virginia (fixed bill of $46/month)

Pest Control Contract with Orkin

APPLIANCES AND SYSTEMS	MANUFACTURER	AGE
Refrigerator	Kenmore	2010
Dishwasher	GE	2017
Oven	GE	2019
Microwave	GE	2026
Clothes Washer	GE	2017
Clothes Dryer	GE	2017
Water Heater	In crawlspace	
A/C Unit	American Standard	2017 (installed in 2018 ; maintained by CHAC)
Electric Baseboard Heat		

** All information is believed accurate, but not guaranteed. Facts of importance should be verified by Purchaser.*