

SOLID 3 BR/1.5 BA BRICK HOME ON 1+/- ACRES & ADJACENT LOT—CAROLINE COUNTY, VA

REAL ESTATE AUCTION

Tuesday, August 29, 2017 at 5:00pm

8199 Rozell Rd. – Woodford, VA 22580



Our seller, having relocated out of state, has decided to liquidate some of their Virginia real estate, and has contracted us to market and sell this lovely home and adjacent lot at public auction. Loaded with recent upgrades and updates, this great home provides rural living yet close to I-95 and Rt. 2. Opportunity awaits to own this wonderful home and a great investment lot by bidding at Auction!!



- Rock solid 3 BR/1.5 brick ranch style home on 1 +/- acre lot (1,686 +/- sf above grade & 1,416 +/- sf basement) AND 1.75 +/- acre adjacent lot. Home and lot will be offered together and individually.
- Kitchen; living room w/fireplace; dining room; great room/den w/ separate exterior entrance; partially finished walk-out basement w/ fireplace; attic; attached 2 car garage
- Hardwood floors throughout; carpet in den; tile in kitchen & bathrooms
- Front covered porch w/vinyl railings; rear 12 x 12 deck
- 24' x 30' detached one bay outbuilding/garage
- Bored well & conventional septic system
- Heat pump for heating/cooling (new 2017); electric water heater; 2 wood burning fireplaces
- Recent upgrades: new heat pump (2017); new water system (2016); recently upgraded electric service; new well pump and tank system; new windows (2010)
- Rural living yet conveniently located just off of Rt. 606. Only minutes from Stonewall Jackson Shrine and equidistant to Rt. 2 & I-95!!
- Tax Maps: 16-A-85 (home on 1 acre) and 16-A-86 (1.75 +/- acre adjacent lot); Zoned: RP; Real Estate Taxes: \$1,617.67/year (home) & \$277.22/year (lot); home built in 1970

Only \$100,000 Starting Bid!!

Property Tour: Tuesday, August 22 @ 5pm SHARP.

Need Financing for this home??

Please contact Tony Wilson at

540-748-1359 with all inquiries



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ATTN REALTORS: Pre-register
(by 5 pm 8/28/17)
broker participation is
compensated!!

