



LUXURY
COLLECTIONSM

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PENFED
REALTY



3307 Colston Court
Powhatan, VA 23139





BEAUTIFUL TILMAN'S FARM SUBDIVISION OF POWHATAN COUNTY

BEDROOMS

4

54 SQUARE FEET

BATHROOMS

2.5

MLS #

3,244

2511954

Just Listed in the beautiful Tilman's Farm subdivision of Powhatan County. Welcome to 3307 Colston Court - this one-owner craftsman farm house style home was built by Timbercreek Building & Design in 2020 and has 4 bedrooms & 2.5 bathrooms over 3244 sqft of move-in ready living space on a 2.40 acre lot. Upon entering, you are greeted with oak hardwood floors throughout the open-concept first level with custom moldings in the formal dining room.

The eat-in chef's kitchen has granite counters, subway tile backsplash, gas cooking w/ custom vent hood, center island w/ seating, oversized pantry & KitchenAid stainless steel appliances. The family room features a gas fireplace, custom wood accent wall/mantel, faux wood beams & walk-out access to the covered back porch. This level of the home is completed with a butler's pantry area, home office with French doors & tile-floor mudroom w/ built-in drop zone that leads to the attached side-entry garage.

The second floor of the home is highlighted with an owner's primary bedroom suite with 2 walk-in closets, granite double-bowl vanity & full tile frameless glass shower. 3 additional carpeted bedrooms, 2nd floor laundry room, an additional full bathroom & pull-down attic storage complete this level. The garage has additional overhead storage, a work bench, a tankless water heater & ample space for the outdoorsman or craftsman to work.

The landscaped 2.40 acre exterior features irrigation and is ready for the vision of the next owner to add fencing and/or an outdoor patio or hardscape. The active Tilman's Farm homeowners association includes access to several stocked fishing ponds throughout the community and a walking trail. Located only 6 minutes from the Maidens boat landing at The James River, 8 minutes to The Foundry Golf Club & just 20 minutes to 288/Westchester Commons shopping. This move-in-ready property offers the perfect balance of luxurious living and serene surroundings, while only being 30 minutes to Short Pump & 40 minutes to Downtown Richmond. VA.



Aaron Gilbert, REALTOR®

Berkshire Hathaway HomeServices PenFed Realty

Text or Call: 804-868-0080

Aaron@PenFedRealty.com

RVAExpert.com

2737 McRae Road, North Chesterfield, VA 23235

