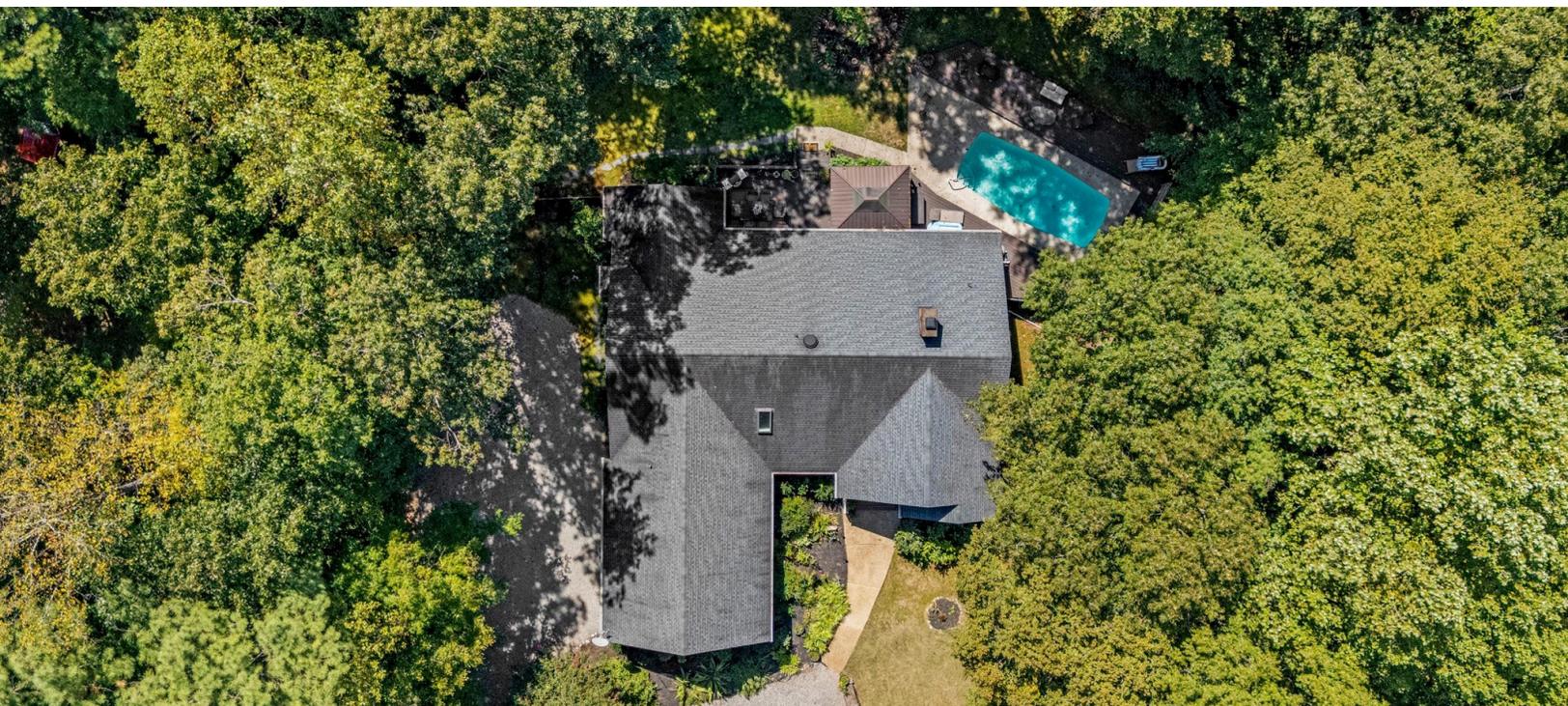




**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PENFED  
REALTY



11937 Woodberry Mill Road  
Powhatan, VA 23139





# CHARMING RANCH RETREAT ON 2 ACRES IN POWHATAN

BEDROOMS

**3**

SQUARE FEET

**2,480**

BATHROOMS

**2**

MLS #

**2602316**



Upon entering you are greeted with beautiful heart of pine hardwood floors throughout with an open concept floor plan that is built for entertaining. The updated chefs kitchen has ample quartz & butcher block counter space with a vaulted ceiling connecting the dining and living room.

The primary bedroom suite is highlighted by the fully renovated ensuite bathroom featuring tile floors, soaking tub, double vanity & frameless step-in tiled shower. The home is completed with 2 additional bedrooms (one used as an office w/ Murphy bed) and an additional full bathroom with updated features.



The landscaped exterior of the home features a side-entry 2-car garage with work bench/extra hanging racks, a fenced backyard & in-ground Pool w/ private pool deck and large rear deck w/ pergola overlooking the 24x9 pool & yard.

This home has been wonderfully cared for and updated by the current owners and the list of updates from 2020 includes: New 50 year shingle roof installed, encapsulated crawl space w/ new insulation, Air purifier added to furnace, upgrades to water pump/water pressure w/ water purification system, tankless Navien hot water heater, new gas logs, installed New Trane 3.5-ton 16 SEER heat Pump, all new Pella windows/doors & new pool filter/Pump/cleaner.



This home is truly turnkey for the next owner and offers hard-to-find one-level living with all bedrooms on the same level. The community features no HOA fees while being centrally located to everything - a rare combination of country living & convenience to all major roads & shopping. Located just 5 minutes to 288 via Huguenot Trail, 10 minutes to Midlothian/Westchester Commons Shopping, 15 minutes to Short Pump & only 30 minutes to Downtown Richmond.



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