



253 Indian Banks Road
Farnham, Virginia



SHAHEEN
RUTH, MARTIN
& FONVILLE
REAL ESTATE

TRAVIS POWELL
REAL ESTATE



Charming waterfront cottage on Morattico Creek just off the Rappahannock River located in Farnham on the border of Richmond and Lancaster Counties.

**This three-bedroom, one bathroom cottage is ideal for full or part-time families. Completely renovated in 2014 featuring spacious Creek Room overlooking wide water views with sliding door access to patio and waterfront. Decorative barn door entry to lovely kitchen featuring new cabinetry, granite counter tops, glass tile backsplash & stainless-steel appliances. Plus, a waterfront dining area for entertaining family and friends. Located on 1.49 ample acres on protected Morattico Creek with close proximity to nearby Marina with fuel. Morattico & Lancaster Creeks surround the Simonson Peninsula, where the Public Boat launch is located just minutes from your dock. HVAC 2019, Painted 2023, Rinnai Tankless Water Heater located in laundry closet, and Broadband Internet. Venture waterside to Dock with L-Head, 10,000lb Boat Lift & Mooring Slip and 4' MLW. Great for all boating enthusiasts!
Come, Relax and Make Cherished Family Memories!**



Features:**253 Indian Banks Road, Farnham, Virginia 22460**

Creek Room:	23' x 23'	Wide Water Views, Electric Fireplace, Washer/Dryer Closet, Mini Split HVAC, Recessed Lighting, Ceiling Fans, Decorative Barn Doors to Kitchen, Engineered Laminate Floor, 12' Sliding Door to Waterside Patio
Kitchen:	18'6 x 11'	Wide Water Views, Wood Cabinetry with Granite Counter Tops, Island with Raised Counter Top, High Top Bar Seating Area with Granite Top, Pantry Closet, Glass Tile Backsplash, Stainless Steel Gas Range, Microwave, Refrigerator, Dishwasher, Pendant Lights, Recessed Lighting, Engineered Laminate Floor, Entry Door to Drive
Dining Area	17'6 x 12'	Wide Water Views, Bookshelf, Coat Closet, Recessed Lighting, Ceiling Fan, Engineered Laminate Floor, Door to Waterside Lawn & Waterfront
Bedroom 1:	11'9 x 12'	Wide Water Views, Ceiling Fan, Closet, Engineered Laminate Floor
Bedroom 2:	11'9 x 12'	Wide Water Views, Ceiling Fan, Closet, Engineered Laminate Floor
Bedroom 3:	12'6 x 8'	Wide Water Views, Closet, Engineered Laminate Floor
Hall Bath:		Tub/Shower Combo with Decorative Tile Surround, Decorative Wood Vanity with Glass Counter Top, Linen Closet, Exhaust Fan, Recessed Lighting, Ceramic Tile Floor
Storage Shed:	12' x 20'	Double Front Doors with Ramp, Side Door

Exterior:

Gravel Drive, Composition Shingle Roof, Brick & Hardie Plank Siding, Insulated Windows & Doors, Concrete Walkways to Entry Doors

Waterfront:

Wide Water Views of Morattico Creek with 140' of Waterfrontage, 6' x 12' Covered Patio, Grass Walk to Dock

Dock:

68' x 5' Dock with 4' MLW with 14' x 11' L-Head, 10,000 LB Boat Lift, Side Mooring Slip

Mechanicals:

200 Amp Electric Panel, 1 Zone Heat Pump, Mini Split System in Creek Room, Rinnai Tankless Water Heater, Conditioned Crawl Space, Artesian Well, Septic System - 3 Bedroom

Tax Map: 43(2)C1**Acres: 1.49****Real Estate Taxes: \$2499****Square Footage: 1676****Year Built: 1977****Renovated: 2014**

Although No Known Defects, All Appliances Convey As-Is.
All Information Deemed Reliable Although not Guaranteed









TOTAL: 1594 sq. ft

FLOOR 1: 1594 sq. ft

EXCLUDED AREAS: STEPS: 25 sq. ft, DECK: 73 sq. ft

Measurements Are Deemed Highly Accurate But Not Guaranteed



Ideal Northern Neck Location

- Farnham is located only 90 minutes from Richmond
- Close to Dining, Shopping and Healthcare
- Come Enjoy Life on the River!



**SHAHEEN
RUTH, MARTIN
& FONVILLE**
.....
REAL ESTATE

Travis Powell, *Associate Broker*
804.512.2086

travispowell@srmfre.com
www.travispowellrealestate.com

