







253 Indian Banks Road Farnham, Virginia

TRAVIS POWELL
REALESTATE



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































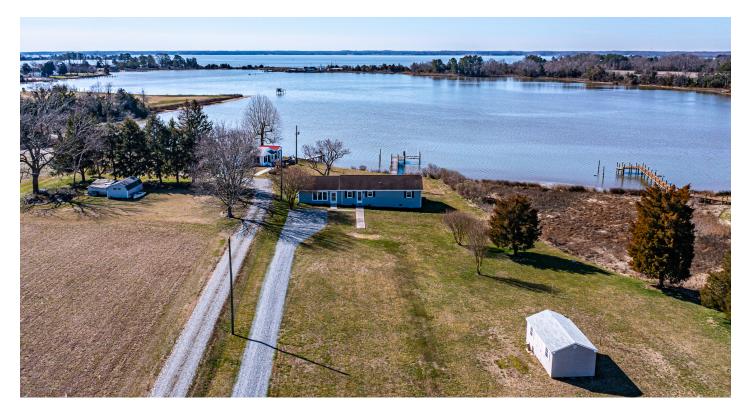








TOTAL: 1594 sq. ftFLOOR 1: 1594 sq. ft
EXCLUDED AREAS: STEPS: 25 sq. ft, DECK: 73 sq. ft



Ideal Northern Neck Location

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







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