

**\$590,000.**



This driveway leads to a cabin in the forest overlooking lush open fields onto the mountain beyond.

**Offered by**  
**United Country Shamrock & Stephenson Realty**  
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**131 West Main Street**



Tidbits of  
Information about the  
Cabin  
At 4222 Potomac River Road  
Monterey, VA



- 1790's Log Cabin
- Additions made in 1978 by Mr. and Mrs. Imwold
- Addition in 2000 by Mr. and Mrs. Hrovat
- 2,800 sq. ft. of living space, 3,200 sq. ft. overall
- About 400 or so sq. ft. in the walk out basement which is portioned into two rooms. Ceiling height capable of developing living space. Poured concrete floor and walls
- Conventional Septic installed for 4 bedrooms
- Additional well developed in 2004 which provides water to the residence and outside water receptacles. At the time of drilling the water yield was 7GPM, drawdown at 102 feet with static water level at 218 ft. Well driller was Nicely Contractor 540-862-3191
- Heat is provided from electric baseboard, wood stove inserted into stone chimney in living room. There is also central forced air providing heat and air conditioning fueled by propane gas.
- Roof application is mostly fiberglass shingles and some wood shingles
- Two full baths adjoining the bedrooms on the ground floor along with one half bath off a hallway on the ground floor
- One full bath is located convenient to three rooms on the second floor and one half bath is located within another room on the second floor
- Second addition in 2000 was to develop guest quarters,
  - Two private entrances, one front of house,
  - one in the rear of house,
  - a small kitchenette stocked with a refrigerator,
  - range, single porcelain sink counter and cabinets,
  - full bath adjoining the bedroom,
  - living room w/steps to two rooms in the basement
- The house and garage are located on a 5.426 acre which has a separate survey

**\$590,000.00**





Main kitchen  
Cherry cabinetry  
Laminate flooring  
Pantry  
Eat-in

All information deemed correct but subject to errors and omissions, price changes, withdrawal, and so on. Please check with listing agency for changes.

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This property has outbuildings and pasture to sustain a few head of livestock for a very small farm operation or current use as summer grazing for livestock

#### Room Sizes

- Living room 18.0x14.6 wood flooring
- Dining room 12.0x11.2 wood flooring
- Kitchen 18.0x18.0 wood flooring
- Family room 22.8x15.10 wood flooring
- Bedroom 1 14.7x12.11 wood flooring
- Bedroom 2 13.8x12.0 wood flooring
- Bedroom 3 14.4x10.1 carpet 2nd floor
- Bedroom 4 12.10x10.4 carpet 2nd floor
- Extra room on 2nd floor 12.7x11.4 wood floor
- Extra room on 2nd floor 17.9x9.4 wood floor

Please note: Both extra rooms on the 2nd floor are irregular in shape due to dormers



This is a photo of the small kitchen in the quest quarters and for purposes of evaluating the rooms and sizes I listed this as the family room. Propane gas range w/oven, Hotpoint refrigerator, Porcelain single sink with maple cabinetry.

#### Outbuildings include

- **Three stall garage (doors have not been installed but can be added)**
  - Small barn for hay storage
  - Small animal shelter
- **Cellar with extra room overhead**
  - Log structure w/run-in