



320 Pine Road • Hague, VA 22469  
Lower Machodoc Creek

*3000 sq ft custom brick home with 3/4 mile of water frontage*

### **Features of the Home:**

- One level, open floor plan living and entertaining
- Great room with vaulted tongue and groove pine ceiling, multi-level wall of windows overlooking the creek, wood burning fireplace with stone hearth and custom mantle
- Kitchen overlooking great room w/large two tier, bar style island w/prep sink, Bordeaux Bahia granite counters, custom cabinets, double sink and gas cooking
- Owners suite with water views and private access to a covered waterside porch, ensuite bath with double vanities, huge luxury walk in tile shower with bench seat and outside access
- 2 additional bedrooms with full hall bath to include double vanity and shower/tub
- Office/den which could also make a fourth bedroom
- Two covered waterside porches, one with gas line for a grill
- Oak hardwood floors in all living spaces except w/w carpet in two guest bedrooms
- Casablanca ceiling fans in all rooms (except laundry), to include waterside porches
- Separate laundry/mud room with utility sink and outside access
- Roughed in space above kitchen with dedicated HVAC zone, ready to be a future room or loft area
- Roof: Architectural shingles with 30 year warranty (installed in 2006)
- Windows: Andersen energy efficient low E windows
- 16 kw standby generator
- Two, 200 amp electrical panels plus generator, both panels with surge protectors
- Artesian well (one of two on property)
- Conditioned crawlspace with 4.5' clearance, concrete floor and lighting
- Puraflo sewage system, 3 bedroom capacity (County sewer accessible, Purchaser to verify feasibility)

## Features of the Property:

- 165.42 acres zoned agricultural except 1 acre for home site
  - 70 acres farmed (annual renewable lease with farmer)
  - 17 acres fenced pasture, planted with grasses, on-site water
  - 40 acres loblolly pines wooded land
  - 38 acres open land with 3/4 mile of water frontage, to include home site
- Pier with 2.8' MLW on Lower Machodoc Creek which opens to the Potomac River
- Kayak launch at pier
- No HOA or restrictions

## Features of the Barn

- Total dimensions 56' wide x 44' long barn, workshop or oversized garage
  - 2 covered run-in areas, 14' wide x 44' long
  - 27.5' wide x 44' long enclosed area to include:
    - Two 12' tall x 14' wide roll up front doors
    - One 12' tall x 14' wide sliding door in rear
    - 14' internal vertical clearance
    - Separate power meter with 200 amp electrical panel
    - Lights and outlets
    - Rebar reinforced concrete floor
    - Insulated roof
    - Rain gutters to four, 200 gallon rain barrels
    - Artesian well for barn and pasture, housed in insulated shed with pressure tank and power
      - Water faucets at barn, along pasture fence and an automatic livestock waterer on a concrete pad in the pasture

## Utilities:

Power: Northern Neck Electric Coop (avg. \$225/month)

Propane: 500 gallon buried owner-owned tank, filled about every 4 years by current owner

Internet: DSL/Satellite/Cell phone hot spots (House is hardwired for phone line)

APPLIANCES AND SYSTEMS	MANUFACTURER	AGE
Refrigerator	GE	2007
Free Standing Gas Convection Range	Bosch	2007
Microwave	Sharp	1988
Dishwasher	Bosch	2007
Washer	Maytag	1993
Dryer	Maytag	1993
Water Conditioning/Softener System (in conditioned crawl space)	Hague Quality Water	2007
Water Heater, 50 gallon (in conditioned crawlspace)	State	2007
Geothermal 4 Zone HVAC System (in conditioned crawl space)	Water Furnace	2007
Whole Home Air Filtration System (in conditioned crawl space)	American Standard	2007
16 kw Standby Generator: Powers all ceiling fans, lights in each room, at least one outlet per room, lights/fans in bathrooms, well pump, water heater, septic pump/alarm, washer, dryer, refrigerator, microwave, computer, stereo, TV	Siemens	2007