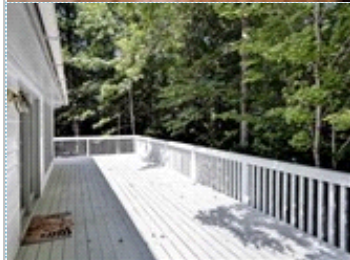
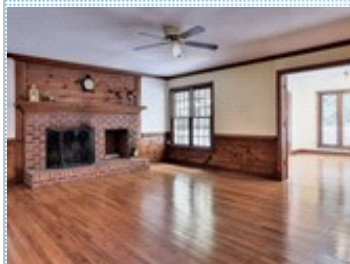


## Lovely Colonial Home in Waterfront Community

1221 Colony Trail , Lanexa VA 23089

MLS:1708631    PRICE:\$376,999.00



Bedrooms: 4  
Full Baths: 2  
Half Baths: 1  
Parking: 4 Cars  
Floors: 2

Subdivision: The Colonies  
Year Built: 1989  
Lot Size: 7.17  
Sqft: 3166

### PROPERTY FEATURES:

- |                         |                           |                  |
|-------------------------|---------------------------|------------------|
| ❑ Central A/C           | ❑ Central heat            | ❑ Fireplace      |
| ❑ High/Vaulted ceiling  | ❑ Walk-in closet          | ❑ Hardwood floor |
| ❑ Tile floor            | ❑ Family room             | ❑ Living room    |
| ❑ Dining room           | ❑ Breakfast nook          | ❑ Dishwasher     |
| ❑ Refrigerator          | ❑ Stove/Oven              | ❑ Microwave      |
| ❑ Attic                 | ❑ Washer                  | ❑ Dryer          |
| ❑ Laundry area - inside | ❑ Balcony, Deck, or Patio | ❑ Yard           |

### PROPERTY DESCRIPTION:

You will find this lovely Colonial home on 7+ ac. on a private wooded lot in the beautiful water front community of The Colonies in New Kent. The home features 3262 sq. ft. which has 4BR, 2.5BA, hardwood floors on 1st floor, Formal Livingroom, Dining room, large Great room w/ wood burning fireplace. The breakfast room opens into the kitchen area, oversize sun room and floor to ceiling windows, 2 sets of French doors lead to a wraparound deck for grilling and outdoor entertainment. Master suite has a w/jetted spa for 2. New roof & skylights (2016), trane dual zone heat pump. Fabulous custom moldings, vaulted ceilings & more! Riparian rights convey. Neighborhood has boat ramp, easy access to Chickahominy River. Convenient for commuters 35 minutes to Richmond or 20 minutes to Williamsburg. Your buyers will love the easy and relaxed enjoyment of living in a river community.

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