

**Customer Long**

1655 Mahixon Rd, Manquin, VA 23106-2326, King William Count



MLS#: **2303969** Status: **Active** List Price: **\$225,000**  
 Type: **Single Family Residence** Area: **43** Delayed Show: **Yes**  
 Attached: **No** Cn/Cty: **King William**  
 Address: **1655 Mahixon RD**  
 Unit #: Unit/Level:  
 P.O.: **Manquin** State: **VA** Zip: **23106-2326**  
 WalkScore: **0 -** No Show Until: **02/23/2023**  
Listing Information  
 PUD: New/Resale: **Resale (occupied at least once)**  
 Nghbrhd:  
 Subdivision: **Country Acres**  
 Yr Blt: **1970/Actual** Fin SF +/-: **1,092**  
 Rms: **5** Lvl: **1.00** Fin SF-Bsmt:  
 Bdrms: **3** Unfin SF +/-:  
 SqFt Source: **Per Tax** Unfin SF-Bsmt:  
 Lot: **9** \$/Fin SF +/-: **\$206.04**  
 Owner/Agent YN: **No** Fin SF Src Desc:  
School Information  
 Elm School: **Acquinton** High School: **King William**  
 Mid School: **Hamilton Holmes** Oth School:  
 Unit Plcment:

**Recent Change: 02/21/2023 : NEW Listing : I->ACT**

Directions: **Route 360 East to left on Manfield Rd, left on Dabney's Mill Rd, right on Mahixon to property on right**

Room				Room/Bath Information			
Room	Dim	Lvl	Desc	Room	Dim	Lvl	Desc
<b>Living Room</b>		<b>1</b>		<b>Kitchen</b>		<b>1</b>	
<b>Primary Bedroom</b>		<b>1</b>		<b>Bedroom 2</b>		<b>1</b>	
<b>Bedroom 3</b>		<b>1</b>					
	<u>Bath Desc</u>		<u>FBath</u>	<u>HBath</u>			
Bsmt:		<b>0</b>		<b>0</b>			
Lvl 1:	<b>Tub &amp; Shower</b>	<b>1</b>		<b>1</b>			
Lvl 2:		<b>0</b>		<b>0</b>			
Lvl 3:		<b>0</b>		<b>0</b>			
Lvl 4:		<b>0</b>		<b>0</b>			
	Total:	<b>1</b>		<b>1</b>			

Features			
Style:	<b>Ranch</b>	Heating:	<b>Baseboard, Heat Pump, Wood Stove</b>
Structure:	<b>Frame</b>	Heat Fuel:	<b>Electric</b>
Siding:	<b>Wood</b>	Cooling:	<b>Central Air, Individual Window Units</b>
Roof:	<b>Composition</b>	Water Heater:	<b>Electric</b>
Flooring:	<b>Carpet-Part, Vinyl, Wood</b>	Fireplace:	<b>1/Brick, Wood Burning</b>
Current Internet:		Internet Desc:	
Lot Desc:	<b>Flag Lot, Level, Sloping</b>		
Water Type:			
Attic:	<b>Pull Down</b>		
Garage:	<b>No</b>		
Basement/Found:	<b>No/Crawl Space</b>		
Fenced:	<b>No</b>	Porch:	
Interior:	<b>Ceiling Fan, Countertops - Laminate, Dryer Hookup, Fireplace, Fireplace Insert, Primary Room Bath, Washer Hookup</b>		
Water:	<b>Well</b>	Pool/Desc:	<b>No</b>
Sewer/Septic:	<b>Septic - Conventional</b>	Maint Contract:	
Exterior:	<b>Out Building</b>		
Comm Amenities:			
Appl/Equip:	<b>Dishwasher, Electric Cooking, Refrigerator, Stove</b>		
Disabl Equipd:	<b>No</b>		
Golf Frontage:	<b>No</b>		
Restrictions:			
Green Cert:			
Wall Type:	<b>Drywall</b>	Parking:	<b>Unpaved Driveway</b>

General Information			
PID:	<b>26-B-9</b>	Acres:	<b>11.92</b>
Waterfront:	<b>No</b>	Total Assmt:	<b>\$210,500</b>
Body of Water:		Home Warranty:	
Water Depth:		Annual Taxes:	<b>\$1,747</b>
Legal:	<b>LOT 9 COUNTRY ACRES</b>	Invest Rent Cap:	
Lot Dim:			
Item Not Incl:			
Disclosures:	<b>Listing Attachment</b>	Lead Disclosure:	<b>Listing Attachment</b>

Remarks: **Here is a unique opportunity to purchase an affordable home on almost 12 acres of land with a huge 30x48 shop building. Three bedroom 1.5 bath rancher needs some TLC and updates but has lots of potential. Hardwood floors under carpet, brick fireplace with wood stove, eat-in kitchen with newer cabinets and countertops (appliances convey including washer & dryer) and utility closet, primary bedroom has a half bath attached. Outside is a huge outbuilding ideal for your home-based business or hobbies. Currently set up with an office area and three separate bays. There is an additional storage room on the side. 11.92 acre flag lot is level in front with plenty of yard and parking space and slopes off to woods and a creek bed in the rear. Great hunting spot with lots of deer and turkey. Property is being sold "as-is."**

*Mortgage Information Disclaimer: Any mortgage information contained herein is provided for informational purposes only and is not to be relied upon. The Agent/Brokerage supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products.*

Fee Information	
HOA/Condo:	<b>No</b>
Membership Req:	
Add'l HOA:	
Fee \$:	
Fee Period:	
Mngmnt Firm:	
Management Phn:	
Fee Dsc:	
Fee Includes:	
Add'l Fee \$:	
Allow Onsite:	
Add'l Fee Dsc:	

**2303969**  
 All Information Deemed Reliable but not Guaranteed.  
**John Turnage Virginia Capital Realty 804-338-2477**

02/23/2023  
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