

## MLS# - 243997 A Property For Your Consideration....

AMHERST

119 CHRISTIAN SPRINGS RD

\$224,900



Type: Single Family  
 Subdivision:  
 Dwelling Style: One & ½ Story  
 Year Built: 1954  
 Bedrooms: 3  
 Baths: 2 Full Baths  
 Total SqFt: 2775  
 Acreage: 1 - 5 Acres  
 Lot Dim: >ACRE  
 Hoa Fee:  
 Taxes: \$1,711



**Interior Features:** Plaster, Paneling, Main Level Den, Main Level Bedrm, Cable Connections, Great Room, Ceiling Fans, Ceramic Tile Baths, Separate Dining Room

**Appliances:** Cook top, Dishwasher, Self Cleaning Oven, Microwave

**Flooring:** Ceramic Tile, Hardwood, Vinyl

**Ext. Features:** Paved Drive, Garden Space, Landscaped, Screened Porch, Storm Windows, Storm Doors

**Ext. Finish:** Brick Veneer

**Garage:** Other-See Remarks

**Roof:** Composition Shingle, New

**Attic:** Access

**Heating:** Hot Water-Oil, Heat Pump, Woodstove

**Air Conditioning:** Heat Pump

**Fireplace:** Living Room, Den, 2 Fireplaces

**Water:** City

**Sewer:** Septic

**Zoning:** A1

**Elem School:** AMHERST ELEM

**Middle School:** AMHERST COUNTY MIDDLE

**High School:** AMHERST COUNTY HIGH

Hard to find, beautiful, brick home with all the genuine Virginia charm you could want. Panoramic, pasture views and a gorgeous yard complete with big, aged oaks, flowers, and fruit trees of various sorts. There's a relaxing, hedged deck off the screened porch, directly off the kitchen for enjoying carefree Autumn days overlooking a mature, shaded yard. For coming winter days, you can take your pick of heat pump, oil furnace/radiant (both recently serviced,) wood stove insert, or fireplace for heat. The home also features spacious 9 ft. ceilings, stunning hardwood floors upstairs and down, a new 50 yr. composition shingle roof, and updated appliances. Come and see this lovely home for yourself.

**Prepared By: CHARLES GAMMON, CH GAMMON REAL ESTATE (434-258-5072)**

All information is deemed reliable but not guaranteed. Prospective purchasers should verify the information, including square footage, to their own satisfaction. All dimensions are approximate. Properties were selected from the MLS database by the agent listed herein, who may not be the listing agent.