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Opportunity of a Lifetime!! Dover Green in Manakin-Sabot

This stately home is situated on 48.93 Acres of prime land bordered by 1,300 feet of frontage on West Broad Street just 5 miles from Short Pump. It is zoned A-1 and is currently a working cattle farm, which could easily be converted to a horse farm. Included is a 3,662 sq. ft. brick home with a 2-car attached garage, several ponds, two 60 x 48' metal barns, one 60 x 36' metal barn, one 24 x 21' tobacco drying barn, a 72 x 18' shed, a detached garage / workshop measuring 60 x 24', and an inground swimming pool behind the house. This property is being sold "as is."

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Outbuildings....

- Two 60 x 48 metal barns, parallel to each other - Clear spans in both. Can easily be converted to horse barns with center aisles and 12 x 12 boxes. Could be used as a small indoor arena or Lunging Pen
- One 60 x 36 metal barn, clear span
- One 24 x 21 tobacco drying barn
- One 72 x 18 shed for equipment or use as a Run-In Shed
- Detached 60 x 24 Garage / Workshop (Pictured at left)
- Several ponds



Specifications and Details....

The 3,662 sq. ft. all-brick house was custom built in 1973 and has fantastic “bones” with generously sized rooms, and attached oversized two-car garage. Top-notch quality of construction with hardwood flooring, many built-ins, two brick fireplaces, and gorgeous custom woodwork. Three BR / three Baths. The home is in need of updating.

Main Level

Living Room	18 x 15'
Dining Room	15 x 15'
Kitchen	24 x 12'
Pantry	12 x 10'
Office	17 x 16'
Sun Room	16 x 12'
Great Room	24 x 18'

Second Floor

Master Suite	26 x 15' - includes sitting room, huge walk-in closets, & bathroom
2nd Bedroom	15 x 12' - includes private bathroom
3rd Bedroom	12 x 12'

Outdoor In-ground swimming pool surrounded by flagstone

Property is being sold “As Is.”

MLS #	2637594
Address:	440 Three Chopt-Centerville Road, Manakin Sabot 23103
County:	Goochland
Lot Size:	48.92 Acres
Zoning:	A-1
Taxes:	\$6,500
HVAC:	Dual-Zoned Electric
Water/Sewer:	Well & Septic
Year Built:	1973
Schools:	Randolph Elementary / Goochland Middle & High School
Fencing:	Wood fencing surrounds the property

