

\$930,000 - 322 Birchside Cir, LOCUST GROVE

MLS® #VAOR2009530

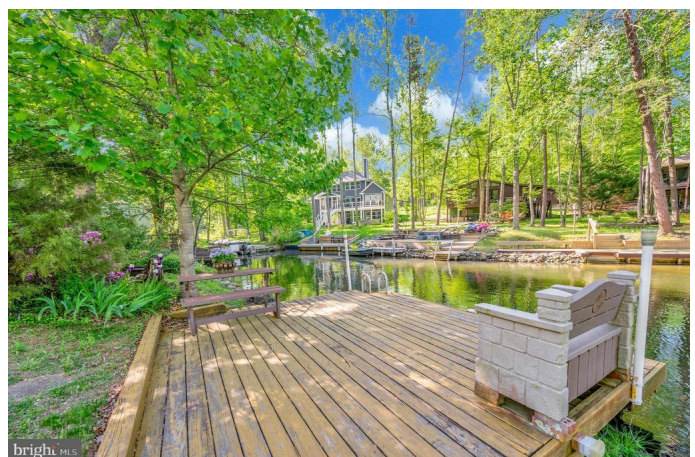
\$930,000

4 Bedroom, 4.00 Bathroom, 4,221 sqft

Residential on 0.34 Acres

LAKE OF THE WOODS, LOCUST GROVE,
VA

Do not miss the photos showing boats within this cove location. Sellers have hosted family reunions with loads of boating activity year after year!! Looking for my new family!! Walkin to an impressive open bright oversize living space. Cookies fresh from the oven reach all the waiting hands gathered around the expansive surround eating bar. The children numbered 8 when together!! The hanging chandelier area identifies a more traditional dining space. From the kitchen one can see through to the lakeside family room & conveniently use the pass thru from room to room!! Definitely a pass through with a view of the outdoors. The Palomino maple cabinetry offers a warm inviting color to the great working counter space kitchen. Off the dining area is a guest en-suite perfect for visiting family, friends & privacy. From the family room one enters the lakeside en-suite including a jet tub, sep shower, split vanity setup with a make-up vanity and two walk-in closets. Two additional bedrms, a large laundry room & garage complete main level. What a fab surprise is the lower party room. Its steel beam supported open area easily accommodates line or square or ballroom dancing :). The speakers convey. The recessed lighting adds to the ambiance. There is an entertainment wet bar & convenient mini kitchen setup. Behind the bar is a sizeable vinyl floored hobby, exercise or craft room and a two rough-in room storage area. The



lakeside lower bedroom accesses the full bath as does the party/rec room. The adjoining patio affords great spillover space to enjoy the lake & its view out of the cove. The yard is naturally landscaped with less maintenance floral beds.

There is a battery back up generator

Built in 2009

Essential Information

MLS® #	VAOR2009530
Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,221
Acres	0.34
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Raised Rancher
Status	Active

Community Information

Address	322 Birchside Cir
Subdivision	LAKE OF THE WOODS
City	LOCUST GROVE
County	ORANGE-VA
State	VA
Zip Code	22508

Amenities

Amenities	Bathroom - Jetted Tub, Bathroom - Walk-In Shower, Built-Ins, Carpet, CeilingFan(s), Pantry, Recessed Lighting, Walk-in Closet(s), Bar
Parking	DW - Circular, Gravel Driveway
# of Garages	2
Garages	Garage - Front Entry
View	Lake

Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range-Electric, Refrigerator, Range hood
Heating	Heat Pump(s), Zoned
Cooling	Central A/C, Ceiling Fan(s), Heat Pump(s)
Has Basement	Yes
Basement	Connecting Stairway, Partially Finished, Walkout Level, Daylight, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Corner
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Flood Lights, Sidewalks, Porch(es), Patio, Porch-screened
Lot Description	Trees/Wooded, Bulkheaded
Foundation	Concrete Perimeter

School Information

District	ORANGE COUNTY PUBLIC SCHOOLS
Elementary	LOCUST GROVE
Middle	LOCUST GROVE
High	ORANGE

Additional Information

Date Listed	May 15th, 2025
Days on Market	162
Zoning	R3

Listing Details

Listing Office	Century 21 Redwood Realty
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