

Historic Home in New Kent County

13290 New Kent Highway, Lanexa, VA 23089



- ❖ 2,064 Square Feet
- ❖ 2,618 Living Space
- ❖ 2.13 Acres
- ❖ Historic 1773 Saltbox Home
- ❖ 3 Wood Burning Fire Places
- ❖ 2-3 Bedrooms
- ❖ 2 Master Bedrooms
- ❖ 2.5 Baths
- ❖ Screened Porch
- ❖ Parlor/Bedroom #3
- ❖ Living Room with Hand Pressed Brick Wall
- ❖ English Kitchen/Great Room with Brick Floors
- ❖ All Appliances Convey
- ❖ Stainless Kitchen Appliances
- ❖ Refrigerator
- ❖ Wall Oven & Wall Microwave
- ❖ Side by Side Refrigerator
- ❖ Dishwasher
- ❖ Electric Cook Top
- ❖ Exhaust
- ❖ Washer & Dryer
- ❖ Heart of Pine Floors
- ❖ Hand Hewn Beams
- ❖ Sky Light
- ❖ Claw Foot Tub
- ❖ Walk-In Closet
- ❖ Updated Electrical
- ❖ Original Skeleton Keys

Please do not remove this brochure from the property.



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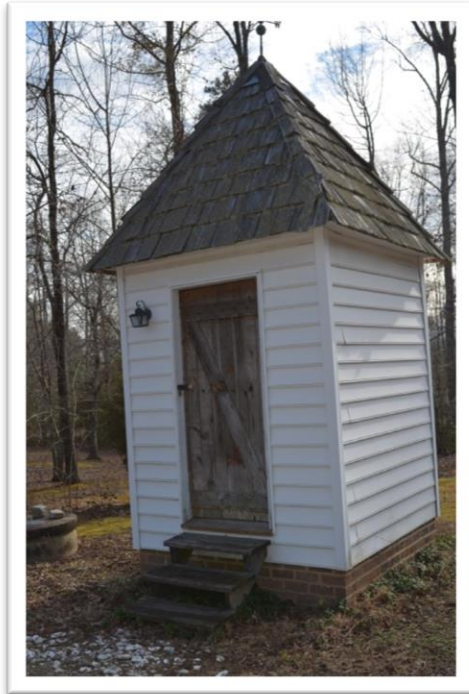
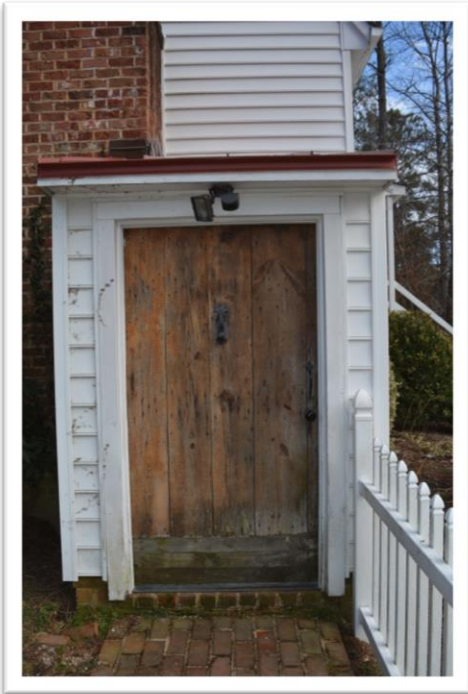
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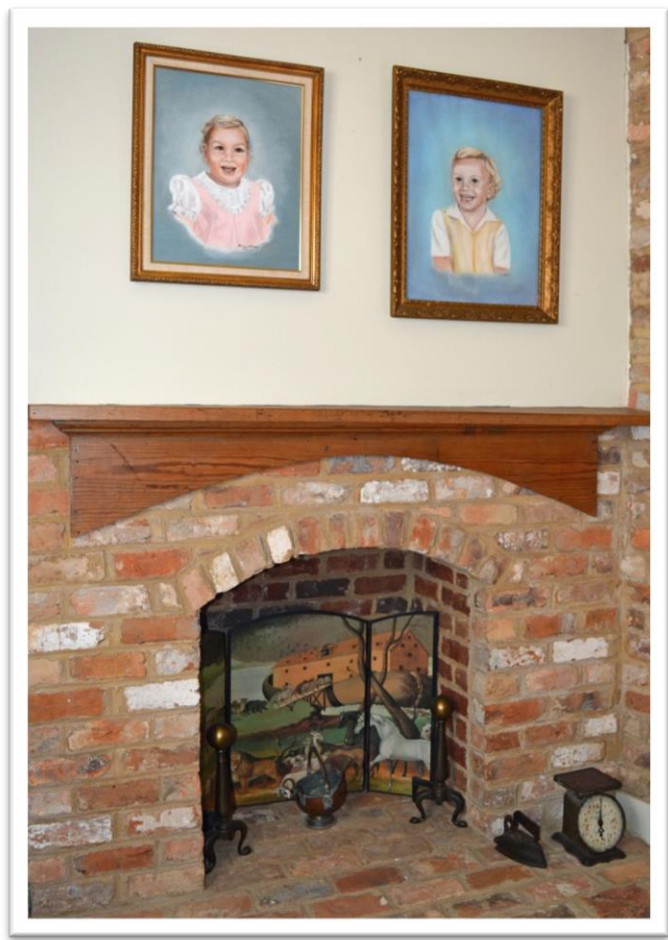
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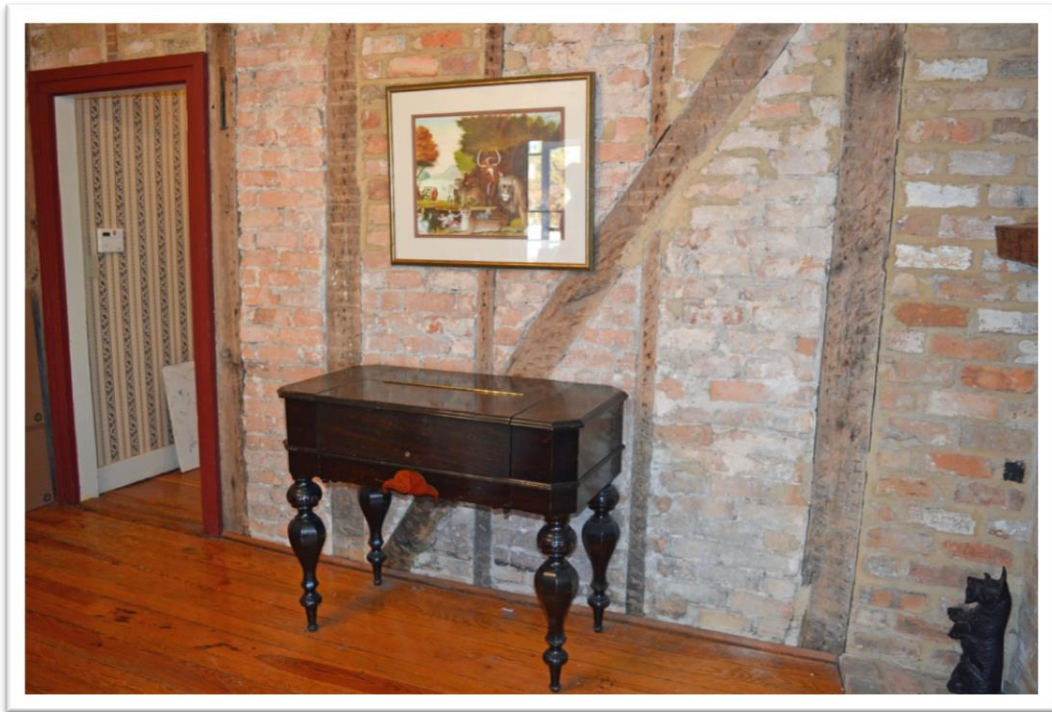
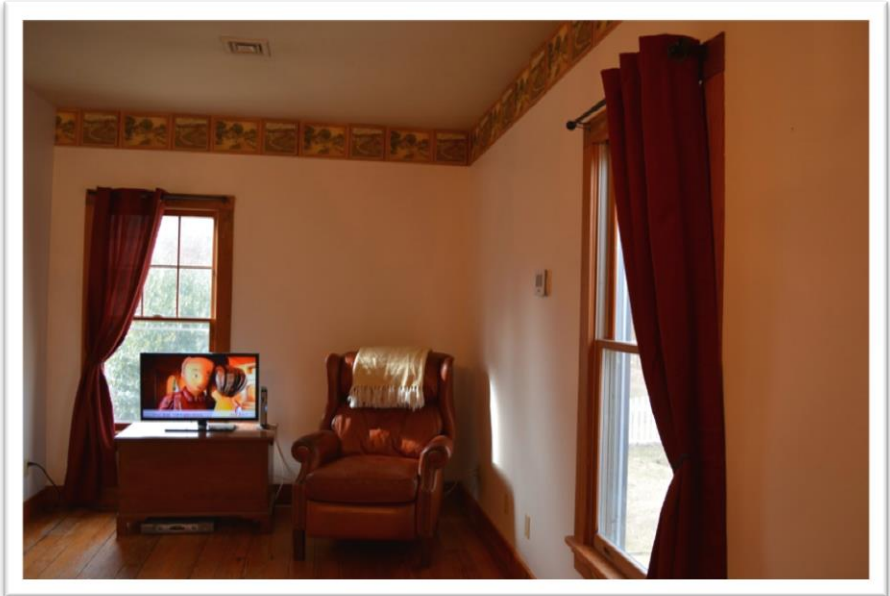
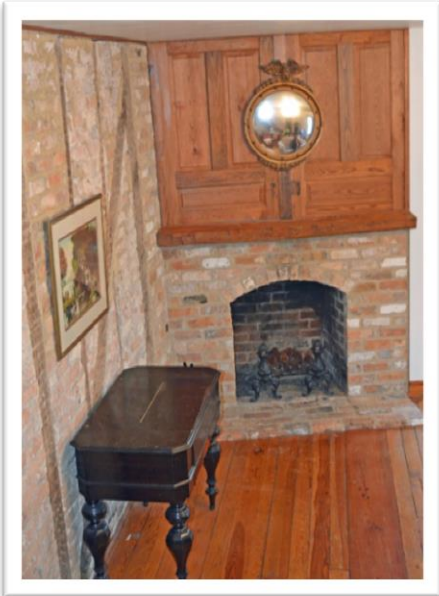
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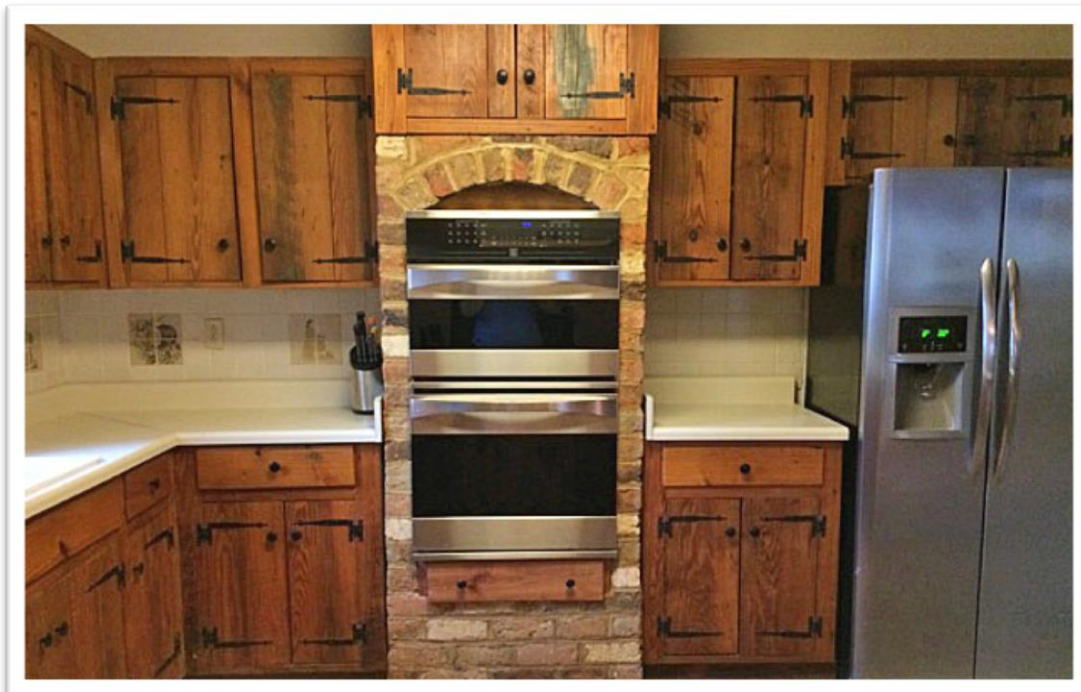
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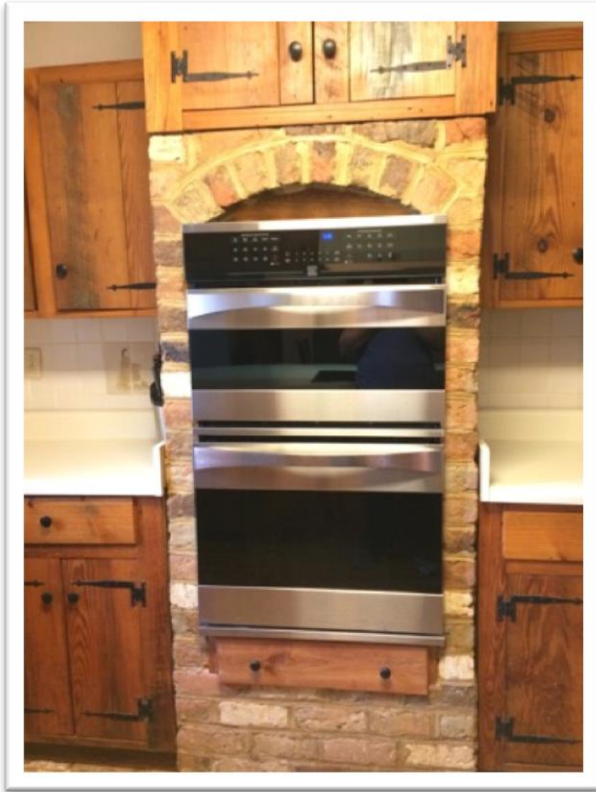
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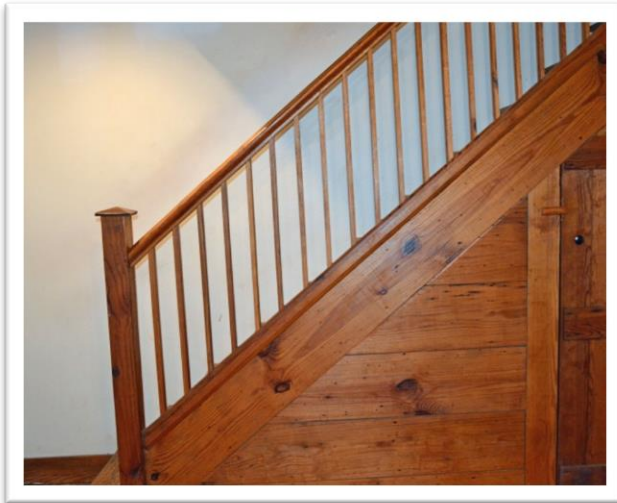
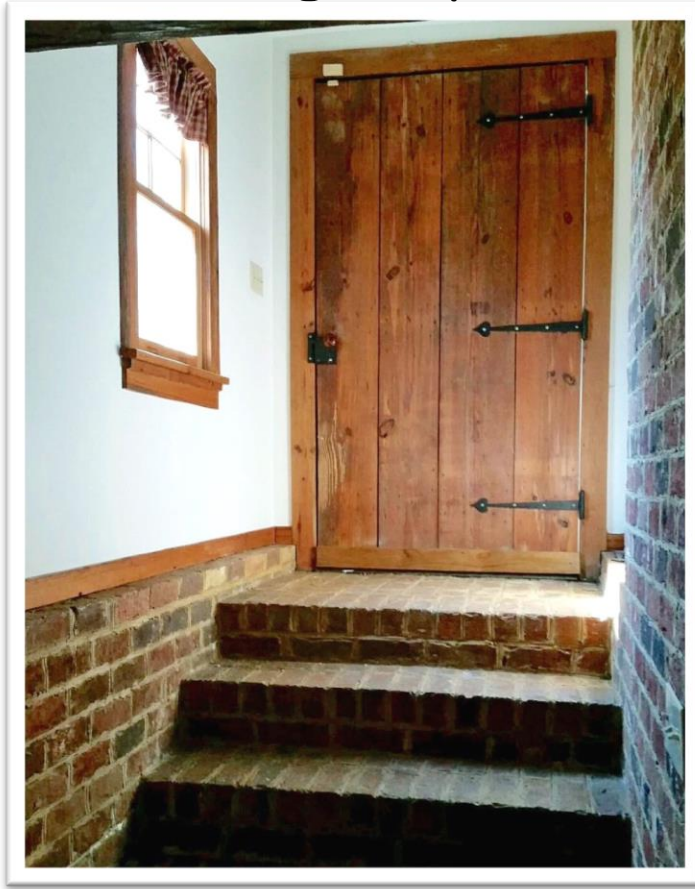
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Property Description

All Room Measurements are Approximate
All information is deemed accurate but not guaranteed.

First Level

- Foyer:** 11'0" x 2'11" - Heart of Pine Floors Circa 1773, Original 1773 Door, Light
- Living Room:** 26'6" x 15'9" - Heart of Pine Floors Circa 1773, Original 1773 hand pressed brick wall, Hand Hewn Beams, Wood Burning Fire Place, 2 Windows, Chandelier
- Half Bath/Utility:** 7'6" x 7'4" - Heart of Pine Floors Circa 1773, Period Appropriate Wall Paper, Chair Rail, Window, New Pedestal Sink 2014
6'3" x 2'6" - Utility Area with New Washer Purchased in 2014, Dryer, and Hot Water Heater, Shelving
- Parlor/Bedroom #3:** 11'3" x 10'11" - Heart of Pine Floors Circa 1773, Wood Burning Fire Place, Window, Seller is willing to add a closet to the parlor to create a 3rd bedroom upon the Buyer's request with an acceptable offer.
- Master Bedroom #1:** 11'11" x 11'0" - Carpet, Ceiling Light, 2 Windows, Added in 1993
5'8" x 3'1" - Closet
- Master Bath #1:** Heart of Pine Floors, Window, Exhaust, Light, Wood Vanity Updated 2014, Mirrored Medicine Cabined Updated 2014, Standing Shower



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Second Level

Master Bedroom #2: 15'0" x 13'1" - Heart of Pine Floors Circa 1773,
Sky Light, Window, Ceiling Light
5'4" x 4'10" - Walk-In Closet

Master Bath #2: 10'11" x 6'0" - Heart of Pine Floors Circa 1773,
Hex Window, Mirror, Light, Pedestal Sink,
Exhaust, Claw Foot Tub, Built-In Storage

Basement

Kitchen/Great Room: 25'4" x 23'3" - Brick Floors, Hand Hewn Beams
Original From 1773 and Moved to the Current
Location in 1993, Wood Cabinets from Reclaimed
Wood Circa 1773, Stainless Appliances, Wall
Oven, Wall Microwave, Electric Cook Top,
Exhaust, Dishwasher, Double Door Refrigerator
Purchased in 2014, Ceiling Light, 5 Windows,
Wood Burning Fire Place, Electric Baseboard Heat



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Details

View:	Wooded Lot
Lot:	2.13 Acres - Flat Lot
Drive Way:	Extends From Street
Home Exterior:	Siding
Foundation:	Brick
Roof:	Composition Singles Installed 2014
Doors:	Original 1773
Windows:	Insulated with Screens
Porch:	Screened, Back Entry Rescreened 2014
Attic:	Knee Wall Storage HVAC New 2014
Unfinished Area:	554 Square Feet
Basement:	Finished, English Kitchen



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Property Specifications

County:	New Kent County
Subdivision:	None
Style:	Saltbox
PID:	25-261
Year Built:	1773
Year Relocated:	1993
Year Updated:	2014
Taxes:	\$1,370.52- Per 2013 County Records
Tax Assessment:	\$184,800 - Per 2014 County Records
Total Area:	2,064 Square Feet Per Appraisal
Heated Area:	2,618 Square Feet Per County Records
Cooling:	Central Air
Heating:	Heat Pump & Electric Baseboard
Heating Fuel Source:	Electricity
Utilities:	Well & Septic
Hot Water:	Tanked
HW Fuel Source:	Electricity
Contingency:	None

Home Owners Association: None

Schools

New Kent Elementary * New Kent Middle * New Kent High School

All information contained herein was obtained from sources deemed reliable, but no guarantee is intended, expressed, or implied. Persons interested in the property may consult their own authorities before making a purchase decision. School districts are subject to change without notice. Please verify schools with the appropriate authority. Broker licensed by the state of VA and located in Glen Allen, VA.



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Cedar Grove (ca. 1773)
home of Steve and Sophie Avent

This house, named "Cedar Grove" (not to be confused with the other "Cedar Grove" in New Kent County, where Letitia Christian Tyler was born and married) was constructed around 1773 in New Kent County and was located on the road that runs from Eltham to Barhamsville. The date of 1773 was obtained from a brick in the chimney that has "1773" and the initials "HAP" scratched into it. Dr. Malcolm H. Harris, in his book Old New Kent County wrote of the house:

"In 1850 David Williams was farming and his farm, valued at \$2000, lay on the road to Barhamsville. The old house which stands on the hill to the right of the road toward West Point, where the Browns lately lived, was the home of David Williams who sold his plantation to Mr. Goddin, the father of Mrs. Brown and Mrs. Bradenham.

This is a very old house and has a large end chimney. On the first floor there are four rooms and above there are several more lighted with small end windows. It is a quaint house and while not one of comfort it is a rare gem of the small plantation home of the eighteenth century."

Not much is known of the early history of the house. Dr. Harris, as quoted above, has the house occupied by the Williams family in 1850, and further traces the Williams family in New Kent County back to the middle 18th century. New Kent County records have been destroyed several times, so it is difficult to find hard proof of who built the house and exactly when. The house was used as a signal station by the Union forces when they passed through New Kent County in 1862.

At any rate, it was not built to be a fancy plantation house, but to be a simple middling farmer's house, and is a textbook example of a small Tidewater Virginia farmhouse of the middle 18th century. These houses were typically a storey and a half, sometimes with dormer windows on the second storey, though this house does not have them. It was covered with weatherboarding (some of the original boards still survive) and had a brick foundation. The "summer beam", which supported the weight of the house and ran the length of it, is still visible in the basement ceiling (though it no longer supports the house), and you can also see the original hand-hewn floor joists in the basement ceiling. On the first floor you can see in the wall original exposed beams and brickwork. Take a look at the hand-hewn joints and pegs in these beams, if you have a chance. The original heart pine floors were preserved and are present throughout the house. There are original bricks with dog paw prints pressed in them in the floor near the basement fireplace, and with both dog and cat paw prints in the floor by the living room fireplace.

The house was occupied by descendants of the Goddins and Bradenham until the 1960's. Being unoccupied for some twenty years, it fell into disrepair and was about to be demolished by the owners when it was purchased in the late 1980's by Nell and Dusty Crump (owners of Aspen Grove) for \$1000. The Crumps spent two years carefully taking down the colonial-era chimney and other brickwork, saving as many of the old bricks as they could, and in 1990 they moved the old house, more or less intact, to its present location and restored it on a new foundation, with the present English basement.



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