

# Great Getaway Home on 10 acres!

**Handyman Special - Needs work and priced to sell!**

**3 Bedrooms, 2.5 Baths, 1,620 Square Feet. Land borders a thriving stream.**



**50 Happy Jack Trail, Goshen, VA 24439**

**Only \$59,900**

**Call (540) 942-3279**

## ***Features***

- ❖ 3 Bedrooms 2.5 Baths
- ❖ 1,620 Square Feet
- ❖ Open Floor Plan
- ❖ Modular Construction (built in 2006)
- ❖ Kitchen opens to Living Room
- ❖ Land is cleared pasture & partially fenced – bring your horses or livestock!
- ❖ Land Fronts Brattons Run (must ford creek to access property).
- ❖ House is perched on hill overlooking pasture and creek (not in flood zone).

## ***More Features***

- ❖ Energy Efficient Windows
- ❖ Maintenance-free Vinyl Siding
- ❖ Utility Room w/Washer/Dryer hookup
- ❖ Covered Front Porch
- ❖ Private Well and Septic
- ❖ Lot size: 10.28 Acres
- ❖ House and property being sold in “As-is” condition.

## ***Schools***

- ❖ Elem: Central/Fairfield
- ❖ Middle: Maury River
- ❖ High: Rockbridge Co.
- ❖ Area Private Schools

## ***Location***

**Near the George Washington National Forest!**

- ❖ Just outside of the town of Goshen
- ❖ 6 miles to I-64
- ❖ 19 miles to Lexington

## ***Tour Anytime***

- ❖ Call for combo code for immediate viewing
- ❖ (540) 942-3279

***More Pictures at:***

[www.MyHomeFlyer.com](http://www.MyHomeFlyer.com)

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