



315 Blackberry Rd • Reedville, VA 22539  
 315blackberryrd.com

**Features of the Home:**

- One level home with 1,512 square feet
- 3 bedrooms and 2 full baths
- Ensuite owner’s bedroom with walk-in closet and full bath to include soaking tub and walk-in shower
- Two additional bedrooms, both with oversized closets
- Full hall bath with **NEW** tile flooring and **NEW** shower insert
- Separate laundry room off kitchen
- **NEW** carpet in living spaces and new tile flooring in kitchen, hall bath & laundry room
- **NEW** french door and deck off the den
- **NEW** PEX plumbing
- **NEW** deep artesian well (753’ deep)

**Features of this Property:**

- 1 level acre
- Carport for storage
- 2.5 miles to Shell Landing public boat launch
- Flood zone X
- No HOA

**Utilities:**

Power: NNEC

Internet: Breezeline

Water: NEW Artesian Well

Public Sewer

APPLIANCES AND SYSTEMS		AGE
Refrigerator	GE	2022
Oven	Frigidaire	2018
Dishwasher	Hotpoint	New
Washer	Conservator	
Dryer	Conservator	2006
Heat Pump	HEIL	2023
Water Heater	AO Smith	2024

\*Ages of Appliances and Systems are Believed Accurate, but are Not Guaranteed. Facts of Importance Should be Verified by Purchaser.