



13 Suwannee Beach Dr • White Stone, VA 22578

[13SuwanneeBeach.com](http://13SuwanneeBeach.com)

### **Features of the Home:**

- 3 bedrooms, 1 full bath with open living room / kitchen and waterside screened porch
- Freshly painted kitchen and living room
- Gas logs in the living room (currently not hooked to propane source)
- New screens on screen porch and new ceiling fan
- New luxury vinyl plank flooring
- Replumbed with PEX plumbing
- New light fixtures
- Plumbed new washer and dryer
- New refrigerator and stove
- HVAC replaced in 2022

### **Features of this Property:**

- Breathtaking views of the Chesapeake Bay
- Minutes from Windmill Point Marina and new county fishing pier and beach (under construction)
- New Hardiplank exterior siding
- Flood zone X
- No HOA

### **Utilities:**

Power: Dominion Energy      Internet: Breezeline      Propane: None

Water: Shared Well [On-site, separate electric meter (bill averages \$20/mo), serves 6 houses]

| APPLIANCES AND SYSTEMS |            | AGE  |
|------------------------|------------|------|
| Refrigerator           | Frigidaire | 2022 |
| Range                  | Samsung    | 2016 |
| Microwave              | Emerson    | 2007 |
| Washing Machine        | Maytag     | 2022 |
| Dryer                  | Maytag     | 2022 |
| Heat Pump              |            | 2022 |
| Water Heater           |            |      |

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

