

MLS #: R119029A (Active) List Price: \$2,950,000 (125 Hits)

230 Breezy Point Road WHITE STONE, VA 22578



Type/Style: Contemporary
Stories: Two
Total Rooms: 15
Bedrooms: 7
Septic Size per Health Department: 4 Bedrooms
Full Baths: 7
Half Baths: 2
SqFt +/-: 5606
SqFt Source: Owner
Year Built: 2003

Subdivision or Area: NONE
County: Lancaster
Waterfront Type: RIVER/CREEK
River: RAPPAHANNOCK RIVER
Creek: Carter/Carter's Creek
Waterfrontage Source: Per Survey
Zoning: R1

Water Frontage (Feet +/-) : 231**Water View (Wide Long Limited):** WIDE**Legal Description:** THE CREEK 2.24 AC Lot 4 & 5**Acreage/Lot Size +/-:** 2.24**Acreage:** 2-4.9 acres**Water Depth:** 5+ Feet**Cleared Acres +/-:****Tillable Acres +/-:****Wooded Acres +/-:****Deed Book/Page or Instrument #:** LR 2013 0001552**Taxes:** 16171.00**Tax Map #:** 33 498E**Street Surface:** Gravel**Amps:****Homeowners Assoc:** Yes**HOA:** Yes**HOA Fee Amount:** \$750**HOA Payment Frequency:** Annually**HOA Membership:** Mandatory**Civic Organization:** No**Civic Organization Membership:****Civic Organization Fee:** \$0.00**Civic Organization Payment:****Does Not Convey:**

	Level	Dimensions		Level	Dimensions
Foyer			Living Room		
Kitchen			Dining Room		
Great Room			Great Room w/Dining		
Family Room			Sunroom		
Bedroom 1			Bedroom 2		
Bedroom 3			Bedroom 4		
Utility Room			Guest House/Apt		
Other Room			Other Room 2		

Basement: Yes**# Basement Rooms:** 2**# Basement Bedrooms:** 1**# Basement Bathrooms:** 1**# Basement Other Rooms:** 1**Basement Area SqFt:** 2630**Basement Finished SqFt:** 723**Basement Access:** Interior & Walk Out**GstHsSqFt:** 1770**GstHsSFSrc:** Per County**GstHse/Apt:** Kitchen, Bath, Bedroom, Living Area, Other-See Remarks

Interior Features: 1st Floor Bedroom, Cable TV, Cathedral/Vaulted/Tray Ceilings, Ceiling 9 Ft+, Fireplace, Great Room, Sauna, Special Lighting, Walk-In Closets, Washer/Dryer Hookup

Exterior Features: Deck, Patio, Pier/Dock, Pool, River/Creek Front, Screened Porch, Stone Driveway

Miscellaneous: Basement, Boat/Ski Lift(s), RipRap/Bulkhead

Financing Types: Cash, Conventional

Construction: HardiPlank Type**Foundation:** Basement**Heating Systems:** Heat Pump**Cooling System:** Central A/C, Heat Pump**Roof:** Age 0-9 yrs, Composition, Metal**Water:** Community**Sewer:** Septic System**Water Heater:** Tankless**Floors:** Hardwood, Wall to Wall Carpet**Walls:** Sheetrock**Garage:** Attached, Multi Car**Storage:****Fireplaces:** Living Room**Dining Facilities:** Dining Area, Kitchen-Bar

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Under Cabinet Refrigerator, Washer, Wine Cooler

Limited Service Provides:

Public Remarks: This premier single family or multi-family compound boasts the quintessential river feel with a modern updated design. With a 3800 sq ft main home and a 1770 sq ft guest house (each with its own utilities/systems), this is an ideal property for several generations or multiple owners. This 2+ acre property w/231' of Carter's Creek waterfront and gently sloping shoreline out of the flood zone boasts an architecturally stunning home w/breathtaking views and a guest house on a knoll overlooking the creek. Exceptional outdoor space includes a waterside, heated 48' pool, screened porches and decks and a dock to 5' MLW w/3 slips and 2 boat lifts. The main home offers an open living space w/vaulted ceiling, stone fireplace and a kitchen w/premium appliances and fully equipped butler's pantry. The primary suite includes a waterside bedroom, his/hers baths, dual closets, a sunny office and a dressing area. The main level also includes a bedroom w/huge views and ensuite bath w/zero-entry tile shower, a powder room and 2 car garage. The walk out lower level features a family room w/wet bar, bedroom, full bath, sauna, wine closet and covered waterside patio. The modern guest house features an open-plan living space w/full kitchen, bar counter w/wine fridge, ensuite bedroom and half bath w/laundry. 2 1st floor bedrooms w/hall bath, attached garage w/electric charging station and 3rd floor office make this home perfectly sized for extra guests. Only 1 hour 20 minutes from Richmond, this luxury family compound, filled with natural light and plenty of entertaining spaces, has it all!

Directions: From Irvington, take Irvington Road to White Stone. Turn right on Rappahannock Drive/Mary Ball Road. Turn right on James Wharf Road. Slight right on Breezy Point Road. Property on your right.

Agent Remarks: See Floor Plans for square footage (which differs from property card). Ski Lift chair and curtains in primary guest house bedroom (2nd flr) do not convey. Purchaser to verify water depth to Purchaser's satisfaction. Septic size per Health Department (4 BRS) is for main house only. Guest house has its own septic system.

Owner Full Name: Ashton W Harrison, Trustee**Owner Phone:****Disclosure:****Listing Type:** SAER**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** Appointment Only, LA Must Accompany, Sign on Property**Sale Type:** Not Applicable**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Active Recording Device on Premises:** Yes