



[kellyandalice.com](http://kellyandalice.com)

19841 Tidewater Trail, Tappahannock VA

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

- 2,292 finished sq ft on the main level, with 3 bedrooms and 2 full baths
- 1,896 finished sq ft on the lower level with 1 bedroom and 1 full bath
- Main level waterside living room w/gas fireplace & sliding doors to waterside brick patio
- Waterside, eat-in kitchen w/granite countertops, tile backsplash, white shaker cabinets, updated appliances to include double oven with exhaust hood, six burner gas stove
- Waterside owners bedroom with ensuite bath to include walk-in, floor to ceiling tile shower
- Main level also includes separate dining room, office/den, and waterside sunroom with tile floors (sunroom currently used as dining room)
- Second bedroom with built in cabinetry
- Second and third bedroom served by hall bath with clawfoot tub
- Lower level to include living space with gas fireplace, wet bar, room for a pool table, seating area, fourth bedroom, full bath and separate laundry room
- Waterside patio off sunroom, perfect for grilling
- Entire interior painted in last year
- Hardwood floors throughout most of the main level
- Attic for extra storage, accessible by full staircase
- Whole house generator
- WiFi fire alarm system

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

- 1.2 acres, level waterfront lot
- SANDY BEACH
- Dock with 6' + MLW
- Dock with newly replaced water lines in July 2025
- Bulkhead shoreline
- Covered, 10K lb boat lift

- Waterside fire pit and “crab shack”
- Partially fenced yard, aluminum fencing installed 2024
- Lanscaped yard with an abundance of peonies, roses and hydrangeas
- 2 car detached garage, with covered patio
- Asphalt driveway

*\* Some furnishings are available to convey/be purchased.*

### Utilities:

Power: Dominion Energy, <https://www.dominionenergy.com/>

Internet: Breezeline, <https://www.breezeline.com/>

Propane (500 g tank): Holtzman, <https://holtzmancorp.com>

Septic: Conventional gravity system (size unknown), insepcted and pumped 8/2/24

Water: Town of Tappahannock (804-443-3336)

Trash Pickups: Weekly in Tappahannock (804-443-3336) for residents and for some businesses.

Recycling pick-up day is Thursday.

| APPLIANCES AND SYSTEMS                |                     | AGE  |
|---------------------------------------|---------------------|------|
| Refrigerator                          | GE Cafe             | 2021 |
| Dishwasher                            | Bosch               | 2025 |
| Range                                 | GE Cafe - Duel Oven | 2019 |
| Microwave                             | GE                  | 2020 |
| Clothes Washer                        | Whirlpool Duet      | 2006 |
| Clothes Dryer                         | Whirlpool Duet      | 2007 |
| Water Heater (commercial sized, 80 g) | State Select        | 2025 |
| Heat Pump                             | Carrier             | 2004 |
| Air Handler                           | Carrier             | 2011 |

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



Kelly & Alice

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