

MLS #: R119437A (Active) List Price: \$649,000 (36 Hits)**435 Morattico Creek Road FARNHAM, VA 22460**

Type/Style: Other-See Remarks
Stories: One
Total Rooms: 6
Bedrooms: 3
Septic Size per Health Department: Unknown
Full Baths: 2
Half Baths: 0
SqFt +/-: 1608
SqFt Source: County
Year Built: 1992

Subdivision or Area: Not Located In Subdivision
County: Richmond
Waterfront Type: RIVER/CREEK
River: RAPPAHANNOCK RIVER
Creek: Morattico Creek
Waterfrontage Source:
Zoning: R-2

Water Frontage (Feet +/-) : 443**Water View (Wide Long Limited):** Wide**Legal Description:****Acreage/Lot Size +/-:** 6.4**Acreage:** 5-9.9 acres, Wooded**Water Depth:** 3-4 Feet**Cleared Acres +/-:****Tillable Acres +/-:****Wooded Acres +/-:****Deed Book/Page or Instrument #:** 316/099**Taxes:** **Tax Map #:** 43-51E**Street Surface:** Stone**Amps:** 200**Homeowners Assoc:** No**HOA:** No**HOA Fee Amount:** \$0**HOA Payment Frequency:****HOA Membership:****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	First	21' x 12'7	Dining Room		
Great Room	First	15'8 x 22'3	Great Room w/Dining		
Family Room			Sunroom	First	15'8 x 13'2
Bedroom 1	First	12'7 x 12'	Bedroom 2	First	12'7 x 10'4
Bedroom 3	First	12'7 x 9'	Bedroom 4		
Utility Room	Main	5' x 7'4	Guest House/Apt		
Other Room			Other Room 2		

Basement: No**# Basement Rooms:****# Basement Bedrooms:****# Basement Bathrooms:****# Basement Other Rooms:****Basement Area SqFt:****Basement Finished SqFt:****Basement Access:****GstHsSqFt:****GstHsSFSrc:****GstHse/Apt:****Interior Features:** 1st Floor Bedroom, Cathedral/Vaulted/Tray Ceilings, Fireplace, Great Room, Skylight(s), Washer/Dryer Hookup**Exterior Features:** Deck, Double Pane Windows, Pier/Dock, Pool, River/Creek Front, Stone Driveway**Miscellaneous:** Boat/Ski Lift(s), Vacation Rental**Financing Types:** Cash, Conventional

Construction: Wood Siding
Foundation: Crawl Space
Heating Systems: Heat Pump
Cooling System: Heat Pump
Roof: Age 0-9 yrs, Composition
Water: Shallow
Sewer: Septic System
Water Heater: Electric

Floors: Laminate/Wood, Tile, Vinyl
Walls: Panel
Garage: None
Storage: Shed
Fireplaces: Great Room , Gas Logs
Dining Facilities: Great Room Combination
Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Limited Service Provides:

Public Remarks: Meticulously maintained waterfront home offering comfort, privacy, and modern convenience. Wide water views of Morattico Creek can be enjoyed from nearly every room. The open concept floor plan features split bedrooms, generous closet space, and abundant natural light. The home is being sold fully furnished, making it a true turnkey opportunity. A spacious waterfront deck is perfect for dining, entertaining, or simply relaxing while enjoying the serene views. A gentle pathway leads to the private pier, where you can fish, crab, launch a kayak, or ride down on a golf cart or ATV. Recent additions include an above-ground pool, attractive landscaping, and a natural walking trail. The shoreline is protected with riprap, marsh grasses, and mature vegetation. Eagles, herons, ospreys, and even dolphins and swans are frequent visitors, offering daily opportunities to enjoy wildlife and nature. High speed fiber optic internet makes working from home and streaming effortless. While the property feels secluded, it is only a short drive to Warsaw and Kilmarnock for shopping, dining, and conveniences. A nearby marina and campground provide boat sales, service, and fuel. Located just five minutes by boat from the Rappahannock River, this home combines rural privacy with modern amenities, making it ideal for year-round living or a weekend retreat.

Directions: From Warsaw, Rt. 3 East, right onto Farnham Creek Rd., left onto Hales Point Rd., left onto Morattico Creek Rd., go almost to the end, property is on the left.

Agent Remarks:**Owner Full Name:** Jeff Lang**Owner Phone:****Disclosure:****Listing Type:** SAER**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** Appointment Only, Call Listing Agent, 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:** No**Coming Soon End Date:**

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Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.