



COBBLESTONE REALTY

Feature Sheet

602 Cedar Pointe Dr., Weems VA 22576

602CedarPointe.com

Features of the Home:

- Built in 1995
- Main level w/1767 sq ft, Upper level w/1138 sq ft, Living space over garage w/454 sq ft (Square footage is approximate, per floor plans not county record)
- Inviting front porch with waterviews of the Rappahannock River
- Primary bedroom on main level with soaking tub and two walk-in closets
- Main level to include large living room with gas fireplace, formal dining room and office
- Eat-in kitchen with center island and plenty of cabinets and counter space
- Second bedroom on upper level with en-suite bath, extra large walk-in closet and access to large storage room
- Third bedroom on upper level with walk-in closet
- Fourth bedroom on upper level (currently used as a tv room) with large walk-in closet
- Upper level to include study/bonus room and full hall bath
- Separate laundry room with utility sink and outside access
- Hardwood floors
- Large private deck off oversized kitchen adjoining breezeway to detached garage and patio (perfect for grilling)
- Roof inspected by roofer and found to be in good order (age unknown)

Features of the Two Car Detached Garage:

- Built in 2005
- Covered breezeway connecting home and garage
- Second floor finished living space with a full bath (Completed in past 5 years)

Features of this Property:

- 2 acre waterview, level lot in sought after neighborhood
- Circular driveway with ample parking
- Small conditioned shed, currently used as exercise space
- Adjoining, buildable 2 acre lot also available for purchase

Utilities:

Power: Dominion Power

Propane: Quarles/Superior

Internet: Breezeline

Water: Community Water

APPLIANCES AND SYSTEMS		AGE
Refrigerator	GE Profile	2011
Dishwasher	Miele	
Cook Top	Ge Profile	
Wall Oven	GE Profile Advantium	2010
Convection Oven/Microwave	GE Profile Advantium	2010
Clothes Washer	GE Profile	
Clothes Dryer (Gas)	GE Profile	2011
Water Heater	State	
Heat Pump #1	Carrier	
Heat Pump #2	Carrier	
Generator	General	
Mini-Split in living space above the garage	Daikin	2021
Water Heater in Garage	EcoSmart Tankless Water Heater	
Mini-Refrigerator in Garage	Magic Chef	

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

