

MLS #: A119632A (Active) List Price: \$629,900 (44 Hits)

602 Cedar Pointe Drive WEEMS, VA 22576



Type/Style: Cape Cod
Stories: Two
Total Rooms: 12
Bedrooms: 4
Septic Size per Health Department: 4 Bedrooms
Full Baths: 4
Half Baths: 1
SqFt +/-: 2866
SqFt Source: County
Year Built: 1995

Subdivision or Area: CEDAR POINTE
County: Lancaster
Waterfront Type: NONE
River: RAPPAHANNOCK RIVER
Creek: None
Waterfrontage Source:
Zoning: A2

Water Frontage (Feet +/-) : 0**Water View (Wide Long Limited):** Limited**Legal Description:** CEDAR POINTE 2.048 AC**Acreage/Lot Size +/-:** 2.048**Acreage:** 2-4.9 acres**Water Depth:** None**Cleared Acres +/-:** 2.048**Tillable Acres +/-:****Wooded Acres +/-:****Deed Book/Page or Instrument #:** LR 2020 0002540**Taxes:** 3830.00**Tax Map #:** 32A 1 31**Street Surface:** Paved**Amps:****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			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: No**# Basement Rooms:****# Basement Bedrooms:****# Basement Bathrooms:****# Basement Other Rooms:****Basement Area SqFt:****Basement Finished SqFt:****Basement Access:****GstHsSqFt:****GstHsSFSrc:****GstHse/Apt:** Bath, Living Area**Interior Features:** 1st Floor Bedroom, Dining Room, Elec Garage Door Opener, Fireplace, Walk-In Closets, Washer/Dryer Hookup**Exterior Features:** Deck, River/Creek View, Stone Driveway**Miscellaneous:** Generator**Financing Types:** Cash, Conventional, 1031 Exchange, FHA**Construction:** Vinyl Siding**Floors:** Hardwood**Foundation:** Crawl Space**Walls:** Sheetrock**Heating Systems:** Forced Air, Heat Pump**Garage:** Detached, Two Car**Cooling System:** Ceiling Fans, Central A/C, Heat Pump**Storage:** Shed, Other-See Remarks**Roof:** Composition**Fireplaces:** Family Room, Gas Logs**Water:** Community**Dining Facilities:** Dining Room, Eat-in Kitchen**Sewer:** Septic System**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator,**Water Heater:** Electric**Wall Oven, Washer****Limited Service Provides:**

Public Remarks: Located in the desirable Cedar Pointe community, this well maintained 4 bedroom, 4.5-bath home sits on over 2 acres and boasts Rappahannock River views from the front porch. In addition to over 2,800 sq ft of living space in the home, the oversized two car detached garage includes a 450 sq ft second floor finished space and full bath. The home boasts a spacious living room with gas fireplace, a formal dining room, an office/library, a separate laundry room with outside access and an oversized eat-in kitchen that includes a large center island and plenty of room for "multiple cooks in the kitchen." The main level primary suite includes a spa-style soaking tub, double vanity, walk-in shower and 2 walk in closets. Upstairs, 3 additional bedrooms provide comfort and privacy. One second floor bedroom includes an ensuite bath, large walk in closet and access to a huge storage space. The other second floor bedrooms also have walk in closets and share a full hall bath. The oversized garage is accessible by a covered breezeway and adjoins a back deck and patio off the home. A small conditioned shed on the property makes for a perfect exercise room. Just minutes from Kilmarnock, Irvington, and White Stone this home - priced below current assessment - is a rare opportunity to enjoy the best of Virginia's Northern Neck.

Directions: From Kilmarnock, take Irvington Road (VA-200) towards Irvington. Turn right on Weems Road (VA-222). Turn right on Benson Rd. Turn into Cedar Pointe neighborhood. Property on the right.

Agent Remarks: Adjacent lot, Tax Map #32A 1 30, available for purchase for an additional \$30,000 to Purchaser of Tax Map #32A 1 31. Taxes are approximate.

Owner Full Name: Britt, Raymond L. Jr. & Amy Groh**Owner Phone:****Disclosure:****Listing Type:** SAER**Limited Service:** No**Possession:** See Remarks**Showing Instructions:** Appointment Only, Call Listing Agent, 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:** No**Coming Soon End Date:**