



Feature Sheet

373 Sheppards Landing, Christ Church VA 23031

373SheppardsLanding.com

Features of the Home:

- Built in 1951, Addition completed in 2003, Kitchen renovated in 2010
- One level living with 3 bedrooms, 4 full baths totaling $\approx$ 2486 sq ft (per county)
- Huge waterside family room with sliders to waterside deck
- Main level primary ensuite bedroom with waterside deck
- Waterside kitchen with center island and waterside built in desk area
- Dining area open to kitchen and seating area with gas fireplace (formerly wood burning)
- Waterside office adjacent to primary bedroom with jack and jill bath to main level guest bedroom (bedroom #2)
- Lower level, walk out apartment to include open, waterside kitchen/living/dining, bedroom (bedroom #3) and full bath (handicap accessible)
- Separate laundry room leading to "garden" room with exterior access
- Inviting front patio with pergola
- Roof approximately 15 years old, per owner
- Generator
- Vinyl siding on home

Features of this Property:

- 2 adjoining parcels to include a 1.63 acre waterfront lot and a 1.15 acre off-water lot
- Huge Rappahannock River views
- Sandy beach, Footprint for a dock to 3-4' MLW
- Detached guest house ($\approx$ 378 sq ft) and detached garage ($\approx$ 324 sq ft)
- Waterside, mature trees to include redwood, crepe myrtles, magnolia and pine
- Home is not in a flood zone

Utilities:

Power: Dominion Energy

Propane: Quarles/Superior, 500 g tank owned by Quarles

Internet: Breezeline

Water: Artesian Well

APPLIANCES AND SYSTEMS		AGE
Refrigerator (Main Level)	Kenmore	≈ 1999
Dishwasher	Hotpoint	2025
Gas Cook Top	GE Profile	2010
Oven (Main Level)	GE	2010
Clothes Washer	Amana	2024
Clothes Dryer	Kenmore	2005
Heat Pump #1 (Serves original house and lower level. Fueled by propane.)	Bryant: compressor; Carrier: air handler	Carrier: 2003
Air Conditioning for Addition (Primary Bedroom) Heat is electric baseboard	Rheem, 10 seer	2003
Generator	Briggs and Stratton, Fortress	
Water Heater for Main House		
Water Heater for Addition (Tankless, propane)	Rinnai	2014
Refrigerator (Lower Level)	Frigidaire	2003
Oven (Lower Level)	GE	2003

** All information is believed accurate, but not guaranteed. Facts of importance should be verified by Purchaser.*

