

MLS #: R119660A (Active) List Price: \$749,000

373 Sheppards Lndg CHRIST CHURCH, VA 23031



Type/Style: Transitional
Stories: One
Total Rooms: 8
Bedrooms: 3
Septic Size per Health Department: Unknown
Full Baths: 4
Half Baths: 0
SqFt +/-: 2486
SqFt Source: County
Year Built: 1951

Subdivision or Area: NONE
County: Middlesex
Waterfront Type: RIVER/CREEK
River: RAPPAHANNOCK RIVER
Creek: None
Waterfrontage Source:
Zoning: Low Density Rural

Water Frontage (Feet +/-) : 119**Water View (Wide Long Limited):** WIDE**Legal Description:** HOG HOUSE 1.63 AC; HOG HOUSE 1**Acreage/Lot Size +/-:** 2.78**Acreage:** 2-4.9 acres**Water Depth:** 3-4 Feet**Cleared Acres +/-:****Tillable Acres +/-:****Wooded Acres +/-:****Deed Book/Page or Instrument #:** 13 / 388; 13 / 387**Taxes:** 3054.00**Tax Map #:** 27 168B & 27 16**Street Surface:****Amps:****Homeowners Assoc:** NO**HOA:****HOA Fee Amount:** \$0**HOA Payment Frequency:****HOA Membership:****Civic Organization:****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: Yes**# 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, Fireplace, Great Room, Washer/Dryer Hookup**Exterior Features:** Deck, Patio, River/Creek Front, Sand Beach**Miscellaneous:** Generator**Financing Types:** Cash, Conventional, 1031 Exchange, VA Loan

Construction: Vinyl Siding
Foundation: Basement, Crawl Space
Heating Systems: Baseboard, Heat Pump
Cooling System: Heat Pump
Roof: Composition
Water: Artesian
Sewer: Septic System
Water Heater: Electric, Gas, Tankless

Floors: Hardwood, Vinyl, Wall to Wall Carpet
Walls: Sheetrock
Garage: Detached
Storage: Other-See Remarks
Fireplaces: Gas Logs
Dining Facilities: Dining Area
Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Limited Service Provides:

Public Remarks: Sweeping views of the Rappahannock River from this 3 bedroom, 4 full bath home. With an abundance of windows and sliding glass doors, both the river and beautiful, mature trees make a perfect backdrop from almost every room. The layout is comfortable and spacious offering a huge family room and remodeled kitchen (2010) which opens to a dining area and seating area with gas fireplace. The main level primary bedroom is accessible through a waterside office and includes a large ensuite bath, plenty of closet space and a waterside deck. The main level also includes a guest bedroom with bath, a third bathroom off the kitchen/dining area, a separate laundry room and a garden room with outside access. The walk out lower level boasts a kitchen/living/dining room, a bedroom and a handicap accessible full bath. This property also features a detached guest cottage and a garage. Well out of a flood zone, sandy shoreline and footprint of a dock make this property a special place to call home.

Directions: Rte 33 from White Stone. Right on Crafton Quarter Rd. Righth on Sheppards Landing. STAY LEFT. House on left at end of road.**Agent Remarks:** Purchaser to verify water depth. Garage and Cottage sold as-is. Owners live there, please give as much notice as possible before showings. Showings preferred in the afternoon.**Owner Full Name:** OSBORN GARY J & LINDA W TRUSTEES**Owner Phone:****Disclosure:****Listing Type:** SAEA**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** Call Listing Agent**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:**