

MLS #: R119680A (Active) List Price: \$1,649,000 (68 Hits)

97 Currell Cove Lane WHITE STONE, VA 22578



Type/Style: Ranch
Stories: One
Total Rooms: 7
Bedrooms: 3
Septic Size per Health Department: 3 Bedrooms
Full Baths: 2
Half Baths: 0
SqFt +/-: 1568
SqFt Source:
Year Built: 1972

Subdivision or Area: NONE
County: Lancaster
Waterfront Type: RIVER/CREEK
River: RAPPAHANNOCK RIVER
Creek: Carter/Carter's Creek
Waterfrontage Source:
Zoning: R-1

Water Frontage (Feet +/-) : TBD**Water View (Wide Long Limited):** LOVELY**Legal Description:** E BRANCH CARTERS CREEK**Acreage/Lot Size +/-:** .80**Acreage:** .5-.9 acre**Water Depth:** 5+ Feet**Cleared Acres +/-:****Tillable Acres +/-:****Wooded Acres +/-:****Deed Book/Page or Instrument #:** LR 2017 0001533**Taxes:** 4038.00**Tax Map #:** 34 30A**Street Surface:** Gravel**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:****Interior Features:** 1st Floor Bedroom, Fireplace, Pull Down Stairs, Washer/Dryer Hookup, Window Treatments**Exterior Features:** Fenced Yard, Pier/Dock, Pool, River/Creek Front, River/Creek View, Screened Porch, Water Access-Private**Miscellaneous:** Boat/Ski Lift(s), RipRap/Bulkhead**Financing Types:** Cash, Conventional, 1031 Exchange

Construction: Brick
Foundation: Crawl Space
Heating Systems: Heat Pump
Cooling System: Central A/C, Heat Pump
Roof: Age 0-9 yrs, Composition
Water: Artesian
Sewer: Septic System
Water Heater: Electric

Floors: Hardwood, Tile
Walls: Sheetrock
Garage: Attached, Two Car
Storage: Attic
Fireplaces: Gas Logs, Living Room
Dining Facilities: Eat-in Kitchen, Living Room Combo
Appliances: Dishwasher, Dryer, Range, Refrigerator, Wall Oven, Washer

Limited Service Provides:

Public Remarks: Location is everything and this White Stone property has it all! Perfectly sited overlooking Carter's Creek near Irvington, this property is nestled on .8 acre and boasts both privacy and lovely waterviews from the home, the pool, the water's edge firepit and the dock with 5'+ MLW. The home has been fully renovated to offer a modern open floor plan and large waterside screened porch. The high-end kitchen features quartz countertops and GE Cafe stainless steel appliances. The primary suite boasts views of the creek and features an updated bath and multiple closets. Two guest bedrooms are served by an updated hall bath. A mud/laundry room off the kitchen provides access to both the back yard and the attached two car garage. Hardwood floors, updated lighting, gas fireplace and separate office/tv room give this home both charm and comfort. The gunnite pool with hardscaping, outdoor shower, fenced yard and extensive landscaping highlight the home's exterior, giving it both impressive curb appeal and a welcoming feel. The 12,000 lb boat lift, kayak lift/floats and dock with water/power make this a boater's dream. With a yard lovingly maintained by a professional landscaper and a pool maintained by a professional pool company, the new owner can be confident that this property has been given meticulous care.

Directions: From Irvington, Irvington Road to White Stone. Right on Mary Ball Rd. Right on Blueberry Point Rd. Right on Currell Cove Lane. Property on the left.

Agent Remarks: Property being sold "As Is." Current owner has clean septic inspection with pump out, termite/wdo inspection and water test dated May 2025. A home inspection was also completed in May 2025.

Owner Full Name: Squire, Meredith**Owner Phone:****Disclosure:** No**Listing Type:** SAER**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** Appointment Only, 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:**