



Type/Style: Other-See Remarks
Stories: Two
Total Rooms: 6
Bedrooms: 3
Septic Size per Health Department: 3 Bedrooms
Full Baths: 3
Half Baths: 0
SqFt +/-: 2714
SqFt Source: County
Year Built: 2002

Subdivision or Area: Coan Harbour Estates
County: Northumberland
Waterfront Type: RIVER/CREEK
River: COAN RIVER
Creek: Glebe Creek
Waterfrontage Source: Per Survey
Zoning: A-1

Water Frontage (Feet +/-) : 288

Water View (Wide Long Limited): Wide

Legal Description: Lot 34, Coan Harbour Estates

Acreage/Lot Size +/-: 1.2185

Acreage: 1-1.9 acres, Cleared

Water Depth: 5+ Feet

Cleared Acres +/-:

Tillable Acres +/-:

Wooded Acres +/-:

Deed Book/Page or Instrument #: 2013/753

Taxes: 4084.06

Tax Map #: 09C-1-034

Street Surface: Paved

Amps: 200

Homeowners Assoc: Yes

HOA: Yes

HOA Fee Amount: \$25

HOA Payment Frequency: Annually

HOA Membership: Mandatory

Civic Organization:

Civic Organization Membership:

Civic Organization Fee: \$0.00

Civic Organization Payment:

Does Not Convey:

	Level	Dimensions		Level	Dimensions
Foyer	First		Living Room		
Kitchen	First		Dining Room		
Great Room			Great Room w/Dining	First	
Family Room			Sunroom		
Bedroom 1	First		Bedroom 2	Second	
Bedroom 3	Second		Bedroom 4		
Utility Room			Guest House/Apt		
Other Room	Second	lounge area	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: Other-See Remarks

Interior Features: 1st Floor Bedroom, Cable TV, Fireplace, Great Room

Exterior Features: Balcony/Widow Walk, Deck, Paved Driveway, Pier/Dock, Pool, River/Creek Front, Screened Porch, Water Access-Private

Miscellaneous: Boat/Ski Lift(s), RipRap/Bulkhead

Financing Types: Cash, Conventional

Construction: HardiPlank Type**Foundation:** Crawl Space**Heating Systems:** Heat Pump**Cooling System:** Attic Fan, Ceiling Fans, Heat Pump**Roof:** Age 10+ yrs**Water:** Artesian**Sewer:** Septic System**Water Heater:** Gas**Floors:** Pine**Walls:** Sheetrock**Garage:** None**Storage:** Workshop**Fireplaces:** Great Room**Dining Facilities:** Breakfast Area, Great Room Combination**Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

Limited Service Provides:

Public Remarks: Beautifully sited on 1.2± acres in Coan Harbour Estates, this custom waterfront home offers exceptional privacy, deep sailboat-depth water, and spectacular views of Glebe Creek—just a short run to the Potomac River and Chesapeake Bay. The design blends modern farmhouse appeal from the road with a more contemporary, glass-filled facade on the waterside. Inside, the home is bright and inviting, combining wood accents, wide-plank heart pine floors, exposed beams, quality hardware, and meticulous craftsmanship. The open layout connects the kitchen, dining area, and family room into one impressive great room with floor-to-ceiling windows framing the water. Features include custom cabinetry, Sub-Zero refrigeration, copper countertops, central vacuum, a large primary suite with sitting area, upstairs porches on both ends, navigation-chart wallpaper, a study nook, comfortable lounge area, and generous guest spaces. A screened side porch overlooks the saltwater pool and lpe deck. The detached garage/workshop includes a finished bonus room with hardwood floors—ideal for guests, a hobby room, or an office. The pier offers two slips, water and electric service, and a boat lift for powerboats. Additional highlights include 250+ feet of shoreline, a paved driveway, an oversized wood-burning fireplace, ceiling fans throughout, Hardie Plank siding, and high-speed internet. A rare combination of character, quality, and deep, protected water in a sought-after Northern Neck location.

Directions: From Callao, East on US-360 toward Lottsburg. Turn Left on Lake Road (VA-624), turn Left on Coan Harbour Drive, stay on Coan Harbour Drive to 1246 Coan Harbor Drive. Property on Right in Cul-De-Sac.

Agent Remarks:

Owner Full Name: Flegel, Brian and Mary Ellen

Owner Phone:

Disclosure:

Listing Type: SAER

Limited Service: No

Possession: At Settlement

Showing Instructions: Call Listing Agent, Call Listing Office, LA Must Accompany

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:			
Listing Office: Bay River Realty (#:350) Main: (804) 529-5000 Fax: Office Email: JasonPatton@BayRiverRealty.com Web Address: www.BayRiverRealty.com		Listing Agent: B. Jason Patton (#:1) Agent Email: JasonPatton@BayRiverRealty.com Contact #: (804) 761-6751 Web Address: www.bayriverrealty.com	
Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.			