

MLS #: R119704A (Active) List Price: \$699,000 (21 Hits)

34 Gougher Point Road HEATHSVILLE, VA 22473



Type/Style: Other-See Remarks
Stories: One
Total Rooms: 6
Bedrooms: 3
Septic Size per Health Department: 3 Bedrooms
Full Baths: 2
Half Baths: 1
SqFt +/-: 2193
SqFt Source: County
Year Built: 2003

Subdivision or Area: Southgate
County: Northumberland
Waterfront Type: RIVER/CREEK
River: GREAT WICOMICO RIVER
Creek: Gougher Creek
Waterfrontage Source: Per Survey
Zoning: R

Water Frontage (Feet +/-) : 64

Water View (Wide Long Limited): Great

Legal Description:

Acreage/Lot Size +/-: 1.048 Acres

Acreage: 1-1.9 acres, Cleared

Water Depth: 3-4 Feet

Cleared Acres +/-:

Tillable Acres +/-:

Wooded Acres +/-:

Deed Book/Page or Instrument #: Instr #2022-00816

Taxes: 2670.00

Tax Map #: 44E1--012

Street Surface:

Amps: 200

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: 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, Cathedral/Vaulted/Tray Ceilings, Elec Garage Door Opener, Fireplace, Great Room, Washer/Dryer Hookup

Exterior Features: Deck, Pier/Dock, River/Creek Front, Screened Porch, Stone Driveway, Water Access-Private

Miscellaneous: Boat/Ski Lift(s), Vacation Rental

Financing Types: Cash, Conventional

Construction: Vinyl Siding, Other**Foundation:** Crawl Space**Heating Systems:** Heat Pump**Cooling System:** Heat Pump**Roof:** Age Unknown, Composition**Water:** Artesian**Sewer:** Septic System**Water Heater:** Electric**Floors:** Hardwood, Vinyl, Wall to Wall Carpet**Walls:** Sheetrock**Garage:** Attached, Garage**Storage:** Shed**Fireplaces:** Great Room , Gas Logs, One Fireplace**Dining Facilities:** Great Room Combination, Kitchen-Bar**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

Limited Service Provides:

Public Remarks: Beautifully set on just over 1 acre, this meticulously maintained waterfront home offers comfort, privacy, and a proven short-term rental history since 2022. Built in 2003, the home features 3 bedrooms, 2.5 baths, and approximately 2,193 square feet of inviting living space. The great room is the heart of the home with cathedral ceilings, a stone fireplace, hardwood flooring, and large windows overlooking Gougher's Creek, a tributary of the Great Wicomico River with quick access to the Chesapeake Bay. Nearly all living spaces are on one level, and outdoor living shines with two wonderful back decks and a spacious screened porch—each offering peaceful water views. The home sits on a quiet cul-de-sac street with gently sloping access between the house and the dock. The property has approximately 64 feet of creek frontage, a private pier with boat lift, and about 4 feet MLW, ideal for boating, kayaking, and paddle boarding. High-speed internet, dual heat pumps, an attached garage, and a storage shed add comfort and convenience. The home can be purchased fully furnished or unfurnished, offering a true turnkey option for personal enjoyment or continued use as a short-term rental. Located just a short drive to Burgess, Reedville, and Kilmarnock for restaurants, marinas, and amenities.

Directions: From Burgess, 200 towards Kilmarnock, left on Remo Rd, left on Mila Rd., right onto Southgate Dr., right onto Gougher Point Rd., home is on right.

Agent Remarks:

Owner Full Name: Glen S. and Jorie L. Wiley

Owner Phone:

Disclosure:

Listing Type: SAER

Limited Service: No

Possession: At Settlement

Showing Instructions: Appointment Only, Call Listing Agent, 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:

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.