

MLS #: L119623A (Active) List Price: \$299,000 (61 Hits)

51-1-151 Lawrence Cove Lane KILMARNOCK, VA 22482



Suitable Use: Residential
Total Acres +/-: 1.85
Topography:
Buildings:

Subdivision or Area: Kilmarnock
County: Northumberland
Waterfront Type: RIVER/CREEK
River: CHESAPEAKE BAY
Creek: Lawrence Cove
Zoning: SFR

Water Frontage (Feet +/-) : 184**Water View (Wide Long Limited):** Wide**Legal Description:** Part Ditchley**Acreage/Lot Size +/-:** 1.857**Access:** Gravel Road, Road Maintenance Agreement**Water Depth:** 4-5 Feet**Deed Book/Page or Instrument #:** DB425-517**Tax Map #:** 51-1--151**Taxes:** 847.30**Street Surface:** Gravel**Restrictions:****Does Not Convey:****Homeowners Assoc:** No**HOA:** No**HOA Membership:****HOA Fee Amount:** \$0**HOA Payment Frequency:****Civic Organization:** No**Civic Organization Membership:****Civic Organization Fee:** \$0.00**Civic Organization Payment:****Cleared Acres +/-:****Wooded Acres +/-:****Tillable Acres +/-:****Utilities Available:****Miscellaneous:** Pier/Dock, River/Creek Front, Water Access-Public**Documents on File:** Survey/Plat**Financing Types:** Cash, Conventional, 1031 Exchange**Limited Service Provides:**

Public Remarks: Experience the tranquility of waterfront living on this beautifully cultivated 1.857-acre parcel featuring 184 feet of shoreline, rip rap protection, and a private dock—perfect for kayaking, boating, fishing, or simply enjoying the view. The landscape is a living legacy, enriched with rare and meaningful plantings. A row of 25-year-old bald cypress trees, planted as seedlings by the seller, welcome you to the property. Three female kiwi vines and one fuzzy male promise annual harvests of this delicious fruit. Botanical highlights include a cucumber magnolia sourced from NC State University's horticultural garden and a rare Atlantic White Cedar—once prized for colonial boatbuilding—standing at the edge of the woods. Azaleas bloom near the dock which has good water depth for your boat, and a graceful willow tree from Kilmarnock completes the scene. A remote drainfield easement is in place for future development. This is more than land—it's a story waiting for its next chapter. A rare opportunity to build your dream home in the mist of beautiful water views and well developed plantings throughout the parcel.

Directions: From Kilmarnock, take Church Street towards Burgess. Turn right on Ditchley Road. Veer left onto Lawrence Cove Lane. Turn left on gravel driveway at the white fence. Property on the left.

Agent Remarks: Remote drainfield installed in 1993. Road maintenance agreement in place for the 4 properties sharing the gravel driveway. Breezelne serves 371 Lawrence Cove Lane. Water depth to be verified by Purchaser. No sign on property at this time - last parcel on the left before you reach house at the end of the lane.

Owner Full Name: SPENCE, LOIS LUNDIE**Owner Phone:****Listing Type:** SAER**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** Call Listing Agent**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:** Cobblestone Realty (#:345)**Main:** (540) 226-4719**Fax:** (804) 236-0220**Office Email:** pambosmans@gmail.com**Web Address:****Listing Agent:** Kelly Antonio & Alice Riviere (#:43)**Agent Email:** kelly@kellyandalice.com**Contact #:** (703) 727-6767**Web Address:** www.kellyandalice.com**Team Member:** Kelly Antonio (#:32)**Team Email:** 3kwantonio@gmail.com**Team Contact #:** (703) 919-3378**Team Web Address:** www.kellyandalice.com**Team Member:** Alice Riviere (#:27)**Team Email:** alicenriviere@gmail.com**Team Contact #:** (703) 727-6767**Team Web Address:** www.kellyandalice.com

Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.