



**Type/Style:** Ranch  
**# Stories:** One  
**Total Rooms:** 6  
**Bedrooms:** 3  
**Septic Size per Health Department:** 3  
**Bedrooms**  
**Full Baths:** 2  
**Half Baths:** 0  
**SqFt +/-:** 1944  
**SqFt Source:** County  
**Year Built:** 2020

**Subdivision or Area:** Doctors Point  
**County:** Northumberland  
**Waterfront Type:** RIVER/CREEK  
**River:** COAN RIVER  
**Creek:** Glebe Creek  
**Waterfrontage Source:** Per Survey  
**Zoning:** R2

Water Frontage (Feet +/-) : 594

Water View (Wide Long Limited): Long

Legal Description:

Acreage/Lot Size +/-: 11.96

Acreage: 10-19.9 acres

Water Depth: 4-5 Feet

Cleared Acres +/-:

Tillable Acres +/-:

Wooded Acres +/-:

Deed Book/Page or Instrument #: 20-2001328

Taxes: 7139.00

Tax Map #: 10-1-012

Street Surface: Paved

Amps: 200

Homeowners Assoc: No

HOA: No

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	First	
Family Room	First		Sunroom		
Bedroom 1	First		Bedroom 2	First	
Bedroom 3	First		Bedroom 4		
Utility Room	First		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, Ceiling 9 Ft+, Fireplace, Great Room, Skylight(s), Walk-In Closets, Washer/Dryer Hookup

Exterior Features: Double Pane Windows, Pier/Dock, River/Creek Front, Sand Beach, Stone Driveway

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

Financing Types: Cash, Conventional

**Construction:** Modular**Floors:** Laminate, Wall to Wall Carpet**Foundation:** Crawl Space**Walls:** Sheetrock**Heating Systems:** Heat Pump, Other-See Remarks**Garage:** Detached, One Car, Other-See Remarks**Cooling System:** Heat Pump, Other-See Remarks**Storage:** Shed, Workshop**Roof:** Age 0-9 yrs, Composition**Fireplaces:** Great Room, Family Room, Gas Logs, Two Fireplaces**Water:** Artesian**Dining Facilities:** Great Room Combination**Sewer:** Septic System**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer**Water Heater:** Electric

Limited Service Provides:

**Public Remarks:** This unique 4-parcel subdivision offers 11.69± acres with extensive frontage on Snows Cove of the Coan River, all being sold together. Each parcel is approved for building and the subdivision plat is recorded, providing flexibility to create a private waterfront estate, family compound, or sell individual parcels for future income. One parcel includes a low-maintenance, one-level home less than five years old with 3 bedrooms and 2 bathrooms. The open great room features kitchen, dining, and living areas, plus a large family room with cathedral ceiling and fireplace. Additional highlights include a spacious utility room with sink, washer, and dryer, LVP flooring in main living areas, carpeting in bedrooms, and a porch overlooking the water. A steel building with concrete floor, lighting, and oversized overhead door provides excellent storage, workshop, or recreational space, along with a separate storage shed. Exceptional waterfront amenities include three boat slips (one covered), each with a boat lift, shore power (water and electric), lighting, a fish-cleaning station, and a sandy beach ideal for swimming, kayaking, kids, and pets. Crab and fish from the pier. High-speed internet supports working from home. Located within 30 minutes of Callao, Lottsburg, Kilmarnock, Warsaw, and Tappahannock, offering convenient access to dining, shopping, medical care, and more.

**Directions:** From Rt. 360 in Lottsburg, turn onto Lewisetta Rd., right onto Doctors Point Rd., property is on left...613 Doctors Point Rd.

Agent Remarks:

Owner Full Name: Michael R. &amp; Brittany T. Newcomb

Owner Phone:

Disclosure: Yes

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: Yes

Coming Soon End Date:

Listing Office: Bay River Realty (#:350)  
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Listing Agent: B. Jason Patton (#:1)  
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