



COBBLESTONE
REALTY

Kelly & Alice

Feature Sheet

296 Beach Rd, White Stone, VA 22578

296Beach.com

Features of the Home:

- Completely remodeled 2,576 square foot, two level home built in 1907
- First floor to include:
 - Formal living room
 - Kitchen/dining room with all new appliances, stone countertops, tile backsplash and center island
 - Study/family room or 1st floor bedroom
 - Full bath with tile walk-in shower and laundry closet
- Second floor to include:
 - Primary bedroom with ensuite bath and large walk-in closet. Bath includes dual vanity, soaking tub and tile walk-in shower
 - Two additional, generous sized bedrooms and hall bath with tile shower
- 11 ft ceilings on first floor, 9 ft ceilings on second floor
- Detailed moulding, paneling and banisters classic to historic older homes
- Decorator lighting
- Original heart pine floors throughout
- Newly built covered front porch with 2 ceiling fans
- Screened side porch with new columns, ceiling, rail, screen and 2 ceiling fans; Accessible from kitchen/dining and living rooms
- New roof 2024
- Crawl space with new vapor barrier

Features of this Property:

- .76 Acre
- Detached storage building (originally the smokehouse and dairy) and shed
- Historical significance (See "Berryville History")
- Walking distance to the town of White Stone

Utilities:

Power: Dominion Energy

Water: Aqua Virginia

Internet: Breezeline

Town Sewer: Coming soon! House can be connected sometime after June 2026.

Currently on 3 BR septic system.

APPLIANCES AND SYSTEMS		Manufactured Date
Refrigerator	LG	BRAND NEW!
Dishwasher	LG	BRAND NEW!
Oven, with Range Hood	LG	BRAND NEW!
Microwave	LG	BRAND NEW!
Beverage Refrigerator	Nipus	BRAND NEW!
Clothes Washer	Samsung	BRAND NEW!
Clothes Dryer	Samsung	BRAND NEW!
Water Heater, 50 gal	A.O. Smith	BRAND NEW!
Heat Pump #1	Carrier	Jan 2020
Heat Pump #2	Carrier	Jan 2020

** All information is believed accurate, but not guaranteed. Facts of importance should be verified by Purchaser.*

