



COBBLESTONE
REALTY

Kelly & Alice

Feature Sheet

57 Swann Ct, Reedville, VA 22539

57Swann.com

Features of the Home:

- 1,686 sq ft with 3 bedrooms and 1.5 baths
- Built in 1978
- Main level to include:
 - Large waterside living room with wood stove and exposed beams
 - Updated kitchen with stainless steel appliances and eat-in or sitting area leading to the waterside screened porch
 - Separate dining room with access to the screened porch
 - 3 bedrooms - 2 connected with jack and jill half bath
 - Full hall bath
 - Laundry closet in kitchen
- Walk out basement with great storage and crawl space with vapor barrier
- LVP flooring
- Two waterside decks and a waterside 24' x 8' screened porch
- Oversized 30 x 22 garage with pedestrian door
- New roof in August 2025

Features of this Property:

- 1.46 acres comprised of 4 lots, 3 of which are waterfront
- Pier to 3 - 4 ft MLW with water and boat lift (held a 21 ft Nautical Star)

Sherwood Forest Shores HOA Information:

- HOA with community pool, boat ramp, and pier with slips
- Dues: \$135 per lot per year. \$540/year for this property (4 lots total)
- Short Term Rentals allowed, tenants may not use community amenities
- Golf cart community
- See <https://sherwoodforestshores.org/> for more info

Utilities:

Power: NNEC

Water: Virginia Water Company

Internet/TV: Breezeline

APPLIANCES AND SYSTEMS		Manufacturer Date
Refrigerator	GE	2015
Dishwasher	GE	2015
Oven	GE	2015
Microwave	GE	2015
Clothes Washer	GE	
Clothes Dryer	GE	
Water Heater	State	2023
Heat Pump #1	RUUD	2004

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

