

MLS #: R120035A (Active) List Price: \$559,000 (2 Hits)

57 Swann Court REEDVILLE, VA 22539



Type/Style: Transitional
Stories: One
Total Rooms: 4
Bedrooms: 3
Septic Size per Health Department: Unknown
Full Baths: 1
Half Baths: 1
SqFt +/-: 1686
SqFt Source: County
Year Built: 1978

Subdivision or Area: Sherwood Forest
County: Northumberland
Waterfront Type: RIVER/CREEK
River: LITTLE WICOMICO RIVER
Creek: Cod Creek
Waterfrontage Source:
Zoning: SFR

Water Frontage (Feet +/-) : 347 Water View (Wide Long Limited): LOVELY
Legal Description: LOT 394-V /#202401385
Acreage/Lot Size +/-: 1.46 (4 lots) Acreage: 1-1.9 acres Water Depth: 3-4 Feet
Cleared Acres +/-: Tillable Acres +/-: Wooded Acres +/-:
Deed Book/Page or Instrument #: IN-2024-01385 Taxes: 4122.00 Tax Map #: 28C-5-- 391-94
Street Surface: Paved Amps:
Homeowners Assoc: Yes HOA: Yes HOA Fee Amount: \$540
HOA Payment Frequency: Annually HOA Membership: Mandatory
Civic Organization: No Civic Organization Membership:
Civic Organization Fee: \$0.00 Civic Organization Payment:
Does Not Convey:

Table with 6 columns: Room Name, Level, Dimensions, Room Name, Level, Dimensions. Rows include Foyer, Kitchen, Great Room, Family Room, Bedroom 1, Bedroom 3, Utility Room, and Other Room.

Basement: Yes # Basement Rooms: 1 # Basement Bedrooms: 0
Basement Bathrooms: 0 # Basement Other Rooms: 0 Basement Area SqFt:
Basement Finished SqFt: Basement Access:
GstHsSqFt: GstHsSFsrc: GstHse/Apt:

Interior Features: 1st Floor Bedroom, Cable TV, Dining Room, Fireplace, Washer/Dryer Hookup
Exterior Features: Deck, Pier/Dock, River/Creek Front, Screened Porch
Miscellaneous: Basement, Boat/Ski Lift(s), Community Amenities
Financing Types: Cash, Conventional, 1031 Exchange, FHA

Construction: Wood Siding Floors: Luxury Vinyl
Foundation: Basement, Crawl Space Walls:
Heating Systems: Heat Pump Garage: Attached
Cooling System: Central A/C, Heat Pump Storage:
Roof: Age 0-9 yrs, Composition Fireplaces: Wood Stove
Water: Community Dining Facilities: Dining Room, Eat-in Kitchen
Sewer: Septic System Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Water Heater: Electric

Limited Service Provides:

Public Remarks: With almost 1.5 acres on Cod Creek off the Little Wicomico River, a private dock with boat lift to 3 - 4' MLW and golf cart community with amenities to include a boat ramp and swimming pool, this property will make your days nothing but a pleasure! The home, with a new roof installed in 2025, features one level living and over 1600 square feet. The large living area with wood stove, exposed beams and LVP flooring leads to a private waterside deck. The updated kitchen offers stainless steel appliances, an eat-in or seating area and a laundry closet. Both the kitchen and separate dining room open to a waterside screened porch. There are three bedrooms, two of which are adjoined by a jack and jill half bath, a full hall bath, a walk-out basement and an oversized 2 car attached garage. This property boasts easy access by boat to the Chesapeake Bay, is located close to Reedville, Burgess and Heathsville and is a short drive down country roads to the quaint town of Kilmarnock. Acreage includes 3 waterfront lots and one off-water lot.

Directions: From Irvington, Irvington Rd. to Kilmarnock. Left on Main Street. Right on E. Church St. In Burgess, Right on Northumberland Hwy. Left Locksley Hall Rd. Left into Sherwood Forest Neighborhood. Right on Sherwood Dr. Left on Swann Ct. Home on Left.

Agent Remarks: Sellers full names are Andrew Scott Fulghum & Sandra Taylor Heinz. Purchaser to verify taxes. No septic file at health department. HOA dues are for all four lots.

Owner Full Name: Fulghum, Andrew S. & Heinz, Sandra T. 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: Yes

Coming Soon End Date: