



COBBLESTONE  
REALTY

*Kelly & Alice*

## Feature Sheet

44 Muirfield Ct, Weems VA 22576 • Carter's Creek

[44Muirfield.com](http://44Muirfield.com)

### Features of the Property:

- Built in 1972, with 2,256 square feet to include 3 bedrooms and 2.5 baths
- Main level to include:
  - Waterside living room with woodburning fireplace
  - Updated kitchen with new disposal in 2025 and water osmosis system
  - Formal, waterside dining room
  - Conditioned sunroom with floor to ceiling windows on 3 sides to accentuate the water views
  - Foyer and powder room
  - Breakfast room leading to laundry room with storage and outside access
  - Inviting front porch
  - Wrap around waterside composite deck (new in 2019)
- Upper level with water views from all bedrooms to include:
  - Primary, ensuite bedroom with walk-in closet, 2 additional closets, full bath with walk-in shower
  - Large second bedroom with built in bookshelves and woodburning fireplace
  - Third bedroom, walk-in hall closet and full hall bath with tub/shower
  - Door to upper level second and third bedroom offer an option of making this space another suite with third bedroom as an office/den
- Hardwood floors
- Cedar shake roof new in 2019 (Installed by Axis)
- New hardiplank siding and windows in 2018
- Dedicated boat slip on Carter's Creek with 4 - 5 ft MLW. Slip is part of Creekside LLC and is slip #6. This dock was rebuilt with composite decking and includes a sitting area with umbrellas, benches and lighting. Two utility pedestals. Floating dock with solar lighting for Creekside LLC participants.

## Details about The Green:

- Twenty-four paired town homes, featuring colonial Williamsburg architecture
- Each Unit Owner owns their individual Unit, including all associated dwelling improvements. In addition, each Owner holds a 1/24 undivided interest in the Association's 8.37 acres of land.
- Quarterly Dues are **\$1295/quarter** and provide the following:
  - Administration/management by a licensed property management firm
  - Accounting provided by compliance-based business accounting service
  - Lawn & Grounds Maintenance of all common areas
  - Trees maintained by licensed arborist
  - Water and Sewer
  - Cable TV & High Speed Internet
  - Trash Collection
  - Reserve Accounts
- Annual assessment of \$500
- Dues do not include potential dock fees. There are three separate dock LLCs. Each has their own costs.
- More info at [www.thegreenoncarterscreek.com](http://www.thegreenoncarterscreek.com)

### Utilities:

Power: Dominion Power

Internet: Breezeline

Water: Community

Sewer: Public

APPLIANCES AND SYSTEMS	MANUFACTURER	MANUFACTURED DATE/INSTALLED DATE
Refrigerator	GE	2009
Dishwasher	Bosch	2010 / 2011
Oven	GE	2007
Microwave	GE Profile	2006
Clothes Washer	Maytag	
Clothes Dryer	Maytag	2001
Water Heater (40 g)		Installed 2012
Heat Pump #1	Trane	2012 / 2015
Heat Pump #2	Trane	2015

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

