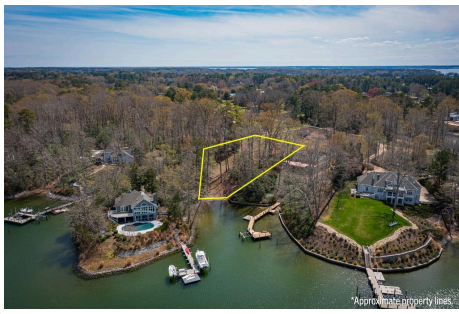


MLS #: L120178A (Active) List Price: \$349,000

TM27223C York Road IRVINGTON, VA 22480



Suitable Use: Residential
Total Acres +/-: 1.63
Topography:
Buildings: None

Subdivision or Area: Town of Irvington
County: Lancaster
Waterfront Type: RIVER/CREEK
River: RAPPAHANNOCK RIVER
Creek: Carter/Carter's Creek
Zoning: R1

Water Frontage (Feet +/-) : 66 **Water View (Wide Long Limited):** Long
Legal Description: IRVINGTON 1.644 AC
Acreage/Lot Size +/-: 1.63 **Access:** Gravel Road **Water Depth:** 3-4 Feet
Deed Book/Page or Instrument #: LR 2005 0001116 **Tax Map #:** 27 223C **Taxes:** 1438.00
Street Surface: **Restrictions:**
Does Not Convey:
Homeowners Assoc: NA **HOA:** No **HOA Membership:**
HOA Fee Amount: \$0 **HOA Payment Frequency:**
Civic Organization: No **Civic Organization Membership:**
Civic Organization Fee: \$0.00 **Civic Organization Payment:**

Cleared Acres +/-: **Wooded Acres +/-:** **Tillable Acres +/-:**
Utilities Available: Water Available
Miscellaneous: River/Creek Front
Documents on File: Deed Restrictions, Septic Permit/Letter, Survey/Plat
Financing Types: Cash, Conventional

Limited Service Provides:

Public Remarks: This waterfront lot checks all the boxes! Located on Carter's Creek • Dock permit to 3' MLW • Cleared building site with water views • In the heart of Irvington where golf carts are permitted • Public water available • Septic cert letter for 4 bedroom home • Not in a flood zone

Directions: From Irvington, take King Carter towards Tides Inn. Veer right beside Tides Inn entrance. Right on Virginia St. Left on York. Right on gravel drive. Property on left.

Agent Remarks: Draft Site Plan and County records differ in acreage. Dock permit on file. Purchaser to verify water depth. Purchaser to verify taxes.

Owner Full Name: JWK Family LLC **Owner Phone:**
Listing Type: SAER **Limited Service:** No
Possession: At Settlement
Showing Instructions: Sign on Property **Display on Internet:** Yes **Display Address:** Yes
Allow AVM: No **Allow Comments:** No
Active Recording Device on Premises: No
Coming Soon End Date:

Listing Office: Cobblestone Realty (#:345)
Main: (540) 226-4719
Fax: (804) 236-0220
Office Email: pambosmans@gmail.com
Web Address:

Listing Agent: Kelly Antonio & Alice Riviere (#:43)
Agent Email: kelly@kellyandalice.com
Contact #: (703) 727-6767
Web Address: www.kellyandalice.com
Team Member: Kelly Antonio (#:32)
Team Email: 3kwantonio@gmail.com
Team Contact #: (703) 919-3378
Team Web Address: www.kellyandalice.com
Team Member: Alice Riviere (#:27)
Team Email: alicenriviere@gmail.com
Team Contact #: (703) 727-6767
Team Web Address: www.kellyandalice.com

Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.