



COBBLESTONE
REALTY

Kelly & Alice

249 Spring Hill Rd, Lancaster, VA 22503

249SpringHill.com

Features of the Home:

- Built in 2006, completely remodeled in 2022- 2023
- 5 bedrooms / 5.5 baths
- 3748 sq ft on main and upper level (per floor plan)
- 1302 sq ft on lower level (per floor plan)
- Main level to include:
 - Open living/dining/kitchen
 - Living room with gas fireplace accented with stone wall
 - Gourmet kitchen with two islands, stone counters, tile backsplash and gas cooking
 - Ensuite waterside bedroom with walk-in closet, 2 vanities, jetted tub, walk-in shower and water closet
 - Two additional bedrooms and full hall bath with dual vanities and tile walk in shower
 - Laundry room with half bath
- Upper level to include:
 - Family room with wet bar to include sink, counter space and wine/beverage cooler
 - Two ensuite waterside bedrooms, both with walk-in closets and baths offering dual vanities, soaking tubs, walk-in tile showers and water closets
 - Separate laundry room
- Walk-out lower level to include:
 - Large game room/living space with wood stove and access to waterside patio (new concrete in 2023)
 - Kitchen area with sink, refrigerator and oven with gas stovetop
 - Bunk room, perfect for kids
 - Full bath
- New LVP flooring throughout living areas and tile in bathrooms
- New composite water side deck off main level
- Hot tub (5 years new)
- Oversized 2 car garage on lower level

- Successful history as an STR: Furnishings / contents available for purchase

Features of this Property:

- 4.3 acres, 370' of shoreline on protected water
- 8 ft MLW at dock on Lowery Creek (Channel to Corrotoman River with 10+ ft MLW)
- Dock with new deck boards, power, water, 10,000 lb boat lift with new motors and kayak launch
- Excellent crabbing and fishing
- Detached pull through garage/storage shed
- Short distance to Yankee Point Marina (<https://www.yankeepointmarina.com/>)
- Flood zone X

Utilities:

Power: NNEC (\$360/mo average)

Internet: Starlink (\$120/month)

Propane: Amerigas (500 g tank, owned)

Water: Artesian Well

Hot Tub Cleaning: \$80-\$100/cleaning



APPLIANCES AND SYSTEMS		AGE
Refrigerator	Kenmore	2020
Dishwasher	Frigidaire	2019
Range with hood	Kitchen Aid	
Microwave Oven Drawer	Sharp	2019
Double Oven	Whirlpool	
Beverage Fridge in Kitchen	Newair	
Clothes Washer	GE	2021
Clothes Dryer	GE	2021
Water Heater #1	State - Tankless	2021
Water Heater #2	RUUD	2016
Heat Pump #1	Concord	2023
Heat Pump #2	Concord	2022
Freezer in Basement Kitchen	Magic Chef	
Freezer in Garage	Vissani	
Refrigerator in Basement	Frigidaire	2014
Stove in Basement	Frigidaire	2017
Beverage Fridge on Second Floor	Element by vinotemp	
Washing Machine on Second Floor	GE Profile	2024
Dryer on Second Floor	GE Profile	2024
Interior Air Compressor	Amana	
Air Purifier	Accu Clean	

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