



COBBLESTONE
REALTY

Kelly & Alice

1924 Custis Millpond Rd, West Point, VA 23181

1924CustisMillpond.com

Features of the Home:

- Built in 1990, Completely remodeled from 2022 to present
- New roof (40 yr wind-resistant shingles), 17 new skylights, new gutters (2023)
- Waterside inground pool with waterline tile (Opened Jan 2026)
 - New retaining wall, new decking, new skimmers and pool drains, new tile, replastered, new coping, new Hayward heater, new railing and ladder
 - Gunite, saltwater, max depth \approx 8 ft
 - Aluminum fence surround, new in Jan 2026
 - Serviced weekly by Signature Pools
- Interior Renovations (2023-2024):
 - Expanded kitchen with new cabinets, quartzite counters, new appliances to include Wolf gas cooktop
 - Newly added $\frac{1}{2}$ bath / laundry room on main level
 - Two fully renovated full baths, one on lower level & one on upper level
 - Hardwood floors throughout, new in kitchen and three 1st floor rooms
 - New tile floors in all baths
 - 11 new windows and 2 new sliding glass doors (2023-2025), all Renewal by Anderson Low-E and insulated, transferable lifelong guarantee
 - New window treatments (2022-2025) to include 11 automatic roman shades on main and upper levels with remote and phone app control
- New 2 story wraparound deck
- New front portico
- New paint inside and out (2023-2024)
- Encapsulated crawlspace with dehumidifier by The Drying Company (2024), last annual maintenance in April 2026
- Waterside hot tub (last preventative maintenance in 12/2025, can be serviced by Signature Pools)
- Transferable Ring security system: Whole house system comprised of alarm base station, 2 keypads, 2 exterior cameras (front and rear), 3 interior cameras, 6 door sensors, 4 glass break sensors and 2 water leak/cold temp detectors, options to be monitored by owner or enrolled in automatic monitoring

Features of this Property:

- 27.58 acres fronting both the Mattaponi River and Mill Creek
- Dock to 6 ft plus MLW
- Boat house with metal roof and boat lift with new motor
- Two detached sheds (110 sq ft each), one with adjacent covered pen and dog pen fencing (fencing: 2022)
- Fenced front yard
- Newly paved driveway with asphalt millings and asphalt circular driveway in front of home (2024)
- Flood Zone X

Features of the Detached Barn:

- Newly constructed in 2022-2023 by Ulrich Lifestyle Structures
- 1925 sq ft, 220 amp panel, fully insulated
- Area with stalls (405 sq ft) on ½ of first floor with 220V heater and access to fenced pasture and paddock areas (fence installed in 2023)
- Workshop (648 sq ft) in second ½ of first floor, conditioned with mini split
- Second floor (872 sq ft) conditioned with a 2nd mini-split, ready for drywall and floors for use as an apartment/additional living space, existing permit issued by Septech to add this space to existing septic system, valid through October 2026

| APPLIANCES AND SYSTEMS | MANUFACTURER | MANUFACTURED DATE |
|---|----------------|-------------------|
| Refrigerator | Whirlpool | 2024 |
| Dishwasher | GE | 2005 |
| Cook Top (gas) | Wolf | 2024 |
| Double Electric Convection Wall Oven, Upper Advantium® speedcook oven (which acts as a microwave, oven, and toaster) and lower convection oven | GE Profile 30" | 2024 |
| Stackable Washer/Dryer | LG Thin Q | 2024 |
| Water Heater, tank, electric | AO Smith | 2024 |
| HVAC, lower and main level, geothermal, replaced all ductwork in 2025, new thermostat in 2022, ground loops in side yard by sheds, compressor/ducts in crawlspace | Carrier | 2009 |
| HVAC, upper level | Rheem | 2023 |
| Generator, 22 kw, self-tests Thursdays at 2 pm | Generac | 2021 |
| 2 Mini-Splits in Barn | Mitsubishi | 2024 |

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

Utilities:

Power: Dominion Energy

Internet: All Points Broadband (optical fiber installed 2025)

Propane: Phillips Energy

Water: Artesian Well

Home can convey fully furnished to include 16' pontoon boat with Yamaha outboard motor (New in 2024, maintenance service in Aug 2025). Personal property to be purchased on a separate bill of sale.

