



COBBLESTONE
REALTY

Kelly & Alice

272 Larkspur Lane • Weems, VA 22576

272Larkspur.com

Features of the Home:

- Built in 1977 and remodeled in 2006, to include 2949 square feet of living space
- Inground salt water waterside pool (installed 2006) with new fiberglass bottom, cover and filter system (≈ 1 yr new) and newer pool pump
- Kitchen with granite counters, gas cooking and center island
- Two ensuite bedrooms, both with walk-in closets and water views, one with new hardwood floors
- Waterside living / dining room
- Study with woodburning fireplace and new wood flooring (2025)
- Family room overlooking the pool and creek with wet bar and 3-sided gas fireplace
- Separate laundry room with new combo unit washer/dryer and new cabinets
- Waterside screened porch w/metal roof (enclosed 2014) and two waterside decks, all with composite decking
- Conditioned crawlspace, composition shingle roof (age unknown)
- New gutter covers (home and guest house), new upgraded floor vent covers in home
- Water filtration system
- Plantation shutters and designer blinds
- Interior newly painted

Features of the Two Car Detached Garage / Guest House:

- Built in 2006 to include 1354 square feet of living space
- Guest house overlooking the waterside pool to include:
 - Waterside living room with gas fireplace
 - 1st floor kitchen and full bath
 - Two waterside 2nd floor bedrooms with adjoining bonus rooms
 - 2nd floor full hall bath
 - New Honeywell T10 thermostat
- Two car garage with mud room and access to guest house

Features of this Property:

- 1.65 acres on Moran Creek with views of the Corrotoman River
- 4-5' MLW and 1025' of water frontage with sandy beach area
- Protected dock with power/water, boat lift with new rails, floating dock with kayak launch (new in 2025, valued at ≈ \$12K)
- Ideally located with amazing sunset views
- Landscaped yard, garden shed (installed 2012)
- Not in a flood zone

Utilities:

Power: Dominion Power

Internet: Breezeline

Propane: 500 g, buried, tank privately owned, currently supplied by Superior Plus

Water: Community (\$175/year)

No formal road maintenance agreement

APPLIANCES AND SYSTEMS		AGE
Refrigerator	Bosch	2024
Dishwasher	Bosch	2025
Cook Top	Jenn Air	
Microwave & Oven	GE	2012
Beverage Fridge (Kitchen)	GE Profile	2006
Clothes Washer & Dryer (combo unit)	GE Profile	2025
Beverage Fridge (Family Room)	GE	
Water Heater (50 g) with new thermostat	State	2006
Heat Pump #1	Puron (Carrier/Bryant)	2006
Heat Pump #2	American Standard	2012
Guest House Refrigerator	Roper	2003
Guest House Microwave	GE	2003
Guest House Range	Hotpoint	2004
Guest House Dishwasher	GE	2006
Guest House Water Heater (38 g) with new thermostat	State	2006
Guest House Heat Pump (dual fuel furnace)	Bosch	1997
Pool Heat Pump	Aqua Comfort	
Crawl Space Waterproofing System	B-Dry	
Irrigation System	Rain Bird	
ICE MAKER IN HOME CONVEYS AS-IS		

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

