



COBBLESTONE
REALTY

Kelly & Alice

37 Hickory Lane, Reedville, VA 22539

37Hickory.com

Features of the Home:

- 1570 sq ft • 3 bedrooms / 2 full baths
- Originally built in 1966, expanded in ≈ 1986, Renovated as follows:
 - 4/2025: New back deck and dock
 - 2/2025: Most recent duct cleaning and new motor for drain for HVAC
 - 4/2023: New front deck
 - 2/2023: Interior of home painted
 - 4/2018: Outbuilding (office) Installed
 - 3/2017: Bathrooms remodeled and all plumbing lines upgraded
 - 4/2014: Kitchen remodeled to include new electric box
 - 2/2014: Fencing added to yard
 - 8/2012: Boat lift installed
 - 5/2012: New hardwood floors and tile flooring installed
 - 10/2010: New windows and doors
- Remodeled kitchen with granite counters, gas cooking and center island
- Open waterside living/dining room with gas fireplace
- Waterside screened porch
- Primary, ensuite bedroom w/remodeled bath to include walk-in tile shower
- 2 additional bedrooms & remodeled hall bath w/walk-in tile shower & marble top vanity
- Bonus “craft” room
- Mud room with storage cabinets, second fridge and access to pool area
- Roof installed ≈ 1986
- Crawlspace with replaced ventilation shafts

Features of this Property:

- 3' MLW on Whay's Creek
- Inground, salt water heated pool
 - Installed 2007
 - Depth of 3' to 5'10"
 - Fiberglass liner
 - 2021: New control panel and salt filter
 - 5/25/2023: New 3 ton pool heat pump
 - Brand new vacuum
- Dock with boat lift, floating dock (that flips over to be a jet ski platform) & extensive waterside decking
- .44 acres with fully fenced front yard
- Detached outbuilding (office) with power (20 amp service), internet and heating/cooling units
- Detached 1.5 car garage
- Garden shed
- Landscaped yard to include many perennials and birch trees around pool area
- Flood zone X • Bulk head shoreline
- STRs allowed

Utilities:

Power: Dominion Power Internet: Breezeline

Propane: NWP, tank owned by NWP

Water: Artesian Well (600+ ft deep)

Septic: 2 BR system

HOA: WCDCA, Annual Dues (due 7/1) of \$50 for road maintenance and boat ramp maintenance

FOR SALE:

Pontoon: \$6,000 • 2012, G3, Motor overhauled and cables replaced 2 yrs ago at Jetts, No carpet

Gas Golf Cart: \$4000

APPLIANCES AND SYSTEMS		AGE
Refrigerator	Hisense	2022
Dishwasher	KitchenAid	2010
Oven	GE	2025
Microwave	GE	2014
Stackable Washer/Dryer	GE	2020
Water Heater	State, Proline, Commercial Grade	2025
Heat Pump (new ductwork during installation)	Carrier	2019
2nd Refrigerator (Mud Room)	GE	2025

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

