



COBBLESTONE
REALTY

Kelly & Alice

Feature Sheet

127 Tilden Lane, Weems VA 22576

127Tilden.com

Features of the Home:

- Built in 1972, one level with 2193 sq ft (per appraisal) and 3 bedrooms, 2 ½ baths
- Remodeled kitchen and baths
- Open kitchen, dining and family room
- Formal living room
- Two sided gas fireplace between family room and living room (conveys as-is)
- Waterside conditioned sunroom
- Waterside primary bedroom with ensuite bath to include walk-in shower
- Hall bath with tub, powder room by laundry room
- Separate laundry room
- Hardwood / tile floors
- Attached 2 car garage
- Waterside patio
- Roof: Architectural shingles, ≈ 12 years old
- Encapsulated crawlspace with dehumidifier

Features of this Property:

- 1.77 acres on Taylor's Creek with 663' of water frontage
- 3' MLW at dock with boat lift, power and water
- Rip-rapped shoreline with sandy area
- Large detached shed
- Flood zone X
- No HOA

Utilities:

Power: Dominion Power

Internet: Breezeline

Propane: NWP, above ground, privately owned

Water: Artesian Well

Septic: Engineered, 3 BR

APPLIANCES AND SYSTEMS		AGE
Refrigerator	Kitchen Aid	2017
Dishwasher	Kitchen Aid	2017
Range/Oven	Kitchen Aid	2017
Microwave	Kitchen Aid	2016
Clothes Washer	Whirlpool	2016
Clothes Dryer	Whirpool	2013
Water Heater	Rinnai	2014
Heat Pump #1	Lennox	2013
Mini-Split	Mitsubishi	2014
Generator	Generac	

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

