

MLS #: R120411A (Active) List Price: \$899,000

127 Tilden Lane WEEMS, VA 22576



Type/Style: Ranch
Stories: One
Total Rooms: 7
Bedrooms: 3
Septic Size per Health Department: 3 Bedrooms
Full Baths: 2
Half Baths: 1
SqFt +/-: 2193
SqFt Source: Owner
Year Built: 1972

Unit #:
Subdivision or Area: NONE
County: Lancaster
Waterfront Type: RIVER/CREEK
River: CORROTOMAN RIVER
Creek: Taylors Creek
Waterfrontage Source: Per Survey
Zoning: R1

Water Frontage (Feet +/-) : 663 **Water View (Wide Long Limited):** Long
Legal Description: BERKELEY FOREST 1.77 AC
Acreage/Lot Size +/-: 1.77 **Acreage:** 1-1.9 acres **Water Depth:** 3-4 Feet
Cleared Acres +/-: **Tillable Acres +/-:** **Wooded Acres +/-:**
Deed Book/Page or Instrument #: LR 2024 0001849 **Taxes:** 3783.00 **Tax Map #:** 26B 1 12
Street Surface: Gravel **Amps:**
Homeowners Assoc: None **HOA:** No **HOA Fee Amount:** \$0
HOA Payment Frequency: **HOA Membership:**
Civic Organization: No **Civic Organization Membership:**
Civic Organization Fee: \$0.00 **Civic Organization Payment:**
Does Not Convey:

	Level	Dimensions		Level	Dimensions
Foyer			Living Room		
Kitchen			Dining Room		
Great Room			Great Room w/Dining		
Family Room			Sunroom		
Bedroom 1			Bedroom 2		
Bedroom 3			Bedroom 4		
Utility Room			Guest House/Apt		
Other Room			Other Room 2		

Basement: No **# Basement Rooms:** **# Basement Bedrooms:**
Basement Bathrooms: **# Basement Other Rooms:** **Basement Area SqFt:**
Basement Finished SqFt: **Basement Access:**
GstHsSqFt: **GstHsSFSrc:** **GstHse/Apt:**

Interior Features: 1st Floor Bedroom, Elec Garage Door Opener, Fireplace, Washer/Dryer Hookup
Exterior Features: Patio, Pier/Dock, River/Creek Front, River/Creek View
Miscellaneous: Boat/Ski Lift(s), Generator
Financing Types: Cash, Conventional, 1031 Exchange

Construction: Vinyl Siding **Floors:** Hardwood, Tile
Foundation: Crawl Space **Walls:** Sheetrock
Heating Systems: Heat Pump **Garage:** Attached, Two Car
Cooling System: Central A/C, Heat Pump **Storage:** Attic, Shed
Roof: Composition **Fireplaces:** Family Room, Living Room
Water: Artesian **Dining Facilities:** Dining Area, Kitchen-Bar
Sewer: Septic System **Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Water Heater: Tankless

Limited Service Provides:

Public Remarks: Beautifully maintained one-level home with 2,193 sq ft featuring 3 bedrooms and 2.5 updated baths, an open remodeled kitchen flowing into the dining and family room, formal living room, two-sided gas fireplace, conditioned waterside sunroom, and a waterside primary suite with walk-in shower. Additional features include hardwood/tile flooring, separate laundry room with adjacent powder room, attached 2-car garage, waterside patio, architectural-shingle roof (approx. 12 years old), and encapsulated crawlspace with dehumidifier. Situated on 1.77 acres with 663' of water frontage on Taylor's Creek, this property offers a 3' MLW dock with boat lift, power and water, rip-rapped shoreline with sandy area, large detached shed, Flood Zone X designation, and no HOA.

Directions: From Irvington, take Rt. 200 to left on Rt. 646. Keep straight at stop sing onto Lumberlost Rd. Left on Taylors Cree Rd. Right on Berkeley Forest Rd. Left on Tilden Lane. Property on the right.

Agent Remarks: Square footage per appraisal dated 8/25. Different from county records. Purchaser to confirm taxes. Fireplace conveys as-is.

Owner Full Name: Turns, Nancy N. TTEE **Owner Phone:**

Disclosure:

Listing Type: SAER **Limited Service:** No **Possession:** At Settlement

Showing Instructions: Appointment Only, LA Must Accompany **Sale Type:** Not Applicable

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Active Recording Device on Premises: No

Coming Soon End Date:

Listing Office: Cobblestone Realty (#:345)
Main: (540) 226-4719
Fax: (804) 236-0220
Office Email: pambosmans@gmail.com
Web Address:

Listing Agent: Kelly Antonio & Alice Riviere (#:43)
Agent Email: kelly@kellyandalice.com
Contact #: (703) 727-6767
Web Address: www.kellyandalice.com
Team Member: Kelly Antonio (#:32)
Team Email: 3kwantonio@gmail.com
Team Contact #: (703) 919-3378
Team Web Address: www.kellyandalice.com
Team Member: Alice Riviere (#:27)
Team Email: alicenriviere@gmail.com
Team Contact #: (703) 727-6767
Team Web Address: www.kellyandalice.com

Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.