



COBBLESTONE  
REALTY

*Kelly & Alice*

## Feature Sheet

69 Eagles Nest Lane, Heathsville, VA 22473

*69EaglesNest.com*

### Features of the Home:

- Built in 2005, one level living with 2790 sq ft (per county) and 4 bedrooms, 3 ½ baths
- Eat-in kitchen open to living room with gas fireplace (conveys as-is, no propane on site)
- Large dining area adjoining living room
- Conditioned waterside sunroom with access to composite deck - perfect for grilling
- Separate laundry room with two utility sinks with access to powder room and garage
- Hardwood floors in main living space and carpet in bedrooms
- Composite front porch overlooking landscaped yard
- Oversized two car garage with workshop space
- Waterside patio and firepit area
- Huge attic with 2 pull down staircases
- Roof: original
- Crawlspace with vapor barrier
- Portable generator hook up
- HVACs serviced annually by Millers

### Features of this Property:

- 1.49 acres with 189' of water frontage on Cubitt Creek
- Dock to 5+ ft MLW (Cubitt Creek is controlled depth), boat lift and water (dock boards to be repaired as needed)
- Bulkhead shoreline
- Landscaped yard with hardscape to include path to dock
- Large front yard with power and water spigot
- Detached garden shed
- Flood Zone X

### Utilities:

**Power:** Northern Neck Cooperative (monthly bill ≈ \$283)

**Internet:** All Points Broadband

**Propane:** No propane on site

**Water:** Aqua Virginia (fixed bill of \$69/month)

**Chesapeake Cove HOA:** \$350/year (Community boat ramp on Cubitt Creek, no STRs)

APPLIANCES AND SYSTEMS		AGE
Refrigerator	GE	2006
Dishwasher	Whirlpool	2019
Cooktop	GE Profile	
Double Wall Oven	GE Profile	2006
Microwave	GE	2010
Clothes Washer	GE	2018
Clothes Dryer	GE	2018
Water Heater #1	Reliance	2014
Water Heater #2	Rheem	2005
Heat Pump #1	American Standard	2021
Heat Pump #2	American Standard	2022
Chest Freezer in Garage	GE	
Refrigerator in Garage	Whirlpool	2005

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

