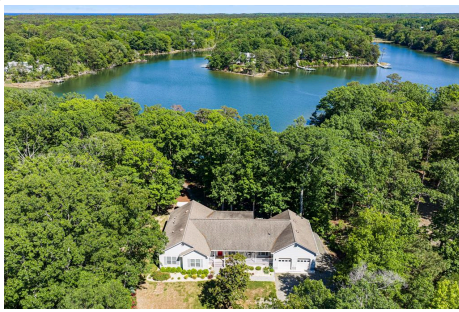


MLS #: R120416A (Active) List Price: \$599,000

69 Eagles Nest Lane HEATHSVILLE, VA 22473



**Type/Style:** Cape Cod  
**# Stories:** One  
**Total Rooms:** 6  
**Bedrooms:** 4  
**Septic Size per Health Department:** 4 Bedrooms  
**Full Baths:** 3  
**Half Baths:** 1  
**SqFt +/-:** 2790  
**SqFt Source:** County  
**Year Built:** 2005

**Unit #:**  
**Subdivision or Area:** Chesapeake Cove  
**County:** Northumberland  
**Waterfront Type:** RIVER/CREEK  
**River:** POTOMAC RIVER  
**Creek:** Cubitt Creek  
**Waterfrontage Source:**  
**Zoning:** SFR

**Water Frontage (Feet +/-) :** 189 **Water View (Wide Long Limited):** Wide  
**Legal Description:** CHESAPEAKE COVE LOT 16  
**Acreage/Lot Size +/-:** 1.49 **Acreage:** 1-1.9 acres **Water Depth:** 5+ Feet  
**Cleared Acres +/-:** **Tillable Acres +/-:** **Wooded Acres +/-:**  
**Deed Book/Page or Instrument #:** PB--PC1-183A-185 **Taxes:** 4800.00 **Tax Map #:** 19C-1--016  
**Street Surface:** Paved **Amps:**  
**Homeowners Assoc:** Yes **HOA:** Yes **HOA Fee Amount:** \$350  
**HOA Payment Frequency:** Annually **HOA Membership:** Mandatory  
**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:** Yes **# 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, Dining Room, Fireplace, Pull Down Stairs, Walk-In Closets, Washer/Dryer Hookup  
**Exterior Features:** Deck, Patio, Pier/Dock, River/Creek Front, River/Creek View  
**Miscellaneous:** Boat/Ski Lift(s), Community Amenities, RipRap/Bulkhead  
**Financing Types:** Cash, Conventional, 1031 Exchange, FHA

**Construction:** Vinyl Siding **Floors:** Hardwood, Laminate, Wall to Wall Carpet  
**Foundation:** Crawl Space **Walls:** Sheetrock  
**Heating Systems:** Heat Pump **Garage:** Attached, Two Car  
**Cooling System:** Ceiling Fans, Central A/C, Heat Pump **Storage:** Attic, Shed  
**Roof:** Composition **Fireplaces:** Gas Logs, Living Room  
**Water:** Community **Dining Facilities:** Breakfast Area, Dining Room, Kitchen-Bar  
**Sewer:** Septic System **Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Wall Oven, Washer  
**Water Heater:** Electric

**Limited Service Provides:**  
**Public Remarks:** Welcome to a property where easy one-level living meets the beauty of Cubitt Creek. This thoughtfully designed waterside home offers nearly 2,800 sq ft, highlighted by an open kitchen-to-living layout, hardwood floors, and a sun-filled conditioned waterside sunroom. With 4 bedrooms, 3.5 baths, and an oversized attached garage with workshop space, the home blends comfort with practicality. Outdoor living shines with a waterside patio, firepit, landscaped yard, and a private dock with 5+ ft MLW, boat lift, and bulkhead shoreline. Set on 1.49 acres with 189 ft of waterfront, this property offers waterfront living at its finest!

**Directions:** From Irvington, take Irvington Road to Kilmarnock. Turn left on Main St. Turn Right on E Church St (Route 200). When in Burgess, turn left on Route 360. Right on Hull Neck Road. Right on Chesapeake Drive. Left on Eagles Nest Lane. Property on right.

**Agent Remarks:** No propane on site. Fireplace and logs convey as is. Purchaser to verify taxes. Some furnishings/personal property available for sale.

**Owner Full Name:** Barbara W. Kennedy, Trustee **Owner Phone:**

**Disclosure:**

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

**Showing Instructions:** Appointment Only, LA Must Accompany, Sign on Property **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](mailto:kelly@kellyandalice.com)  
**Contact #:** (703) 727-6767  
**Web Address:** [www.kellyandalice.com](http://www.kellyandalice.com)  
**Team Member:** Kelly Antonio (#:32)  
**Team Email:** [3kwantonio@gmail.com](mailto:3kwantonio@gmail.com)  
**Team Contact #:** (703) 919-3378  
**Team Web Address:** [www.kellyandalice.com](http://www.kellyandalice.com)  
**Team Member:** Alice Riviere (#:27)  
**Team Email:** [alicenriviere@gmail.com](mailto:alicenriviere@gmail.com)  
**Team Contact #:** (703) 727-6767  
**Team Web Address:** [www.kellyandalice.com](http://www.kellyandalice.com)

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