

MLS #: L120538A (Active) List Price: \$139,900 (20 Hits)**18A-1-34 E Sunrise Drive WARSAW, VA 22572**

Suitable Use: Recreational, Residential
Total Acres +/-: 5.5
Topography: Lake/Pond, Open, Partially
 Wooded, Sloping
Buildings:

Subdivision or Area: Garland Lake
County: Richmond
Waterfront Type: LAKE/POND
River: NONE
Creek: Garland Lake
Zoning: R1

Water Frontage (Feet +/-) : 400+/-**Water View (Wide Long Limited):** Wide**Legal Description:****Acreage/Lot Size +/-:** 5.50**Access:** Gravel Road, Paved Road**Water Depth:** 3-4 Feet**Deed Book/Page or Instrument #:** 2025000901**Tax Map #:** 18A-1-34**Taxes:****Street Surface:** Pavement**Restrictions:****Does Not Convey:****Homeowners Assoc:** Yes**HOA:** Yes**HOA Membership:** Mandatory**HOA Fee Amount:** \$400**HOA Payment Frequency:** Annually**Civic Organization:****Civic Organization Membership:****Civic Organization Fee:** \$0.00**Civic Organization Payment:****Cleared Acres +/-:****Wooded Acres +/-:****Tillable Acres +/-:****Utilities Available:** Electricity Available, Septic System, Artesian Well**Miscellaneous:** Community Amenities, Lake Front, Pier/Dock, Water Access-Private**Documents on File:** Deed Restrictions, Septic Permit/Letter, Soil Study, Survey/Plat**Financing Types:** Cash, Conventional**Limited Service Provides:**

Public Remarks: Exceptional opportunity to own a beautiful 5.5-acre waterfront lot on Garland Lake in the desirable Garland Lake Subdivision of Warsaw, Virginia. This ready-to-build property is already equipped with many of the major improvements, including a 3-bedroom septic system, artesian well, electric hookup, gravel driveway, and private pier—saving both time and expense as you plan your dream home. Enjoy peaceful lakefront living with plenty of room for privacy, recreation, and outdoor enjoyment. Whether you're looking for a full-time residence or a weekend retreat, this property offers the perfect setting for fishing, kayaking, boating, and taking in the natural beauty of the area. Residents of Garland Lake Subdivision also enjoy access to community amenities, including a boat ramp and community pier, providing additional opportunities to explore and enjoy the lake. With much of the groundwork already completed, this is a rare chance to secure a waterfront homesite that's ready for your vision.

Directions: From Warsaw- Take a left onto Threeway Road. Then, take a right onto Lake View Ter. Go to the end and then take another right onto E Sunrise Dr. Property all the way at the end.

Agent Remarks: Call listing agent for lockbox code to the front gate prior to showing. Please do not drive past the orange cones in the driveway as it is a golf cart path past the cones.

Owner Full Name: Demian L. Henry**Owner Phone:****Listing Type:** SAER**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** Call Listing Agent, Other Lockbox, Sign on Property, Show Anytime**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:** Bay River Realty (#:350)**Main:** (804) 529-5000**Fax:****Office Email:** JasonPatton@BayRiverRealty.com**Web Address:** www.BayRiverRealty.com**Listing Agent:** Jonah Patton (#:50)**Agent Email:** JonahPatton@BayRiverRealty.com**Contact #:** (804) 761-7289**Web Address:**

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