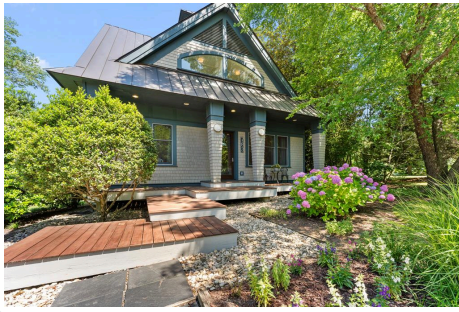


MLS #: R120552A (Active) List Price: \$945,000 (8 Hits)

783 King Carter Drive IRVINGTON, VA 22480



Type/Style: Contemporary
Stories: Two
Total Rooms: 5
Bedrooms: 2
Septic Size per Health Department: 2 Bedrooms
Full Baths: 2
Half Baths: 0
SqFt +/-: 1728
SqFt Source: County
Year Built: 2004

Unit #:
Subdivision or Area: NONE
County: Lancaster
Waterfront Type: RIVER/CREEK
River: RAPPAHANNOCK RIVER
Creek: Carter/Carter's Creek
Waterfrontage Source:
Zoning: R1

Water Frontage (Feet +/-) : 140**Water View (Wide Long Limited):** Lovely**Legal Description:** IRVINGTON 1.07 AC**Acreage/Lot Size +/-:** 1.07**Acreage:** 1-1.9 acres**Water Depth:** 3-4 Feet**Cleared Acres +/-:****Tillable Acres +/-:****Wooded Acres +/-:****Deed Book/Page or Instrument #:** LR 2002 0002884**Taxes:** 4353.25**Tax Map #:** 33 302A**Street Surface:****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: Yes**# Basement Rooms:** 2**# Basement Bedrooms:** 0**# Basement Bathrooms:** 0**# Basement Other Rooms:****Basement Area SqFt:** 302**Basement Finished SqFt:****Basement Access:** Interior Only**GstHsSqFt:****GstHsSFSrc:****GstHse/Apt:****Interior Features:** 1st Floor Bedroom, Cathedral/Vaulted/Tray Ceilings, Ceiling 9 Ft+, Fireplace, Walk-In Closets, Washer/Dryer Hookup**Exterior Features:** Deck, Pier/Dock, River/Creek Front, Screened Porch, Stone Driveway, Water Access-Private**Miscellaneous:** Generator**Financing Types:** Cash, Conventional, 1031 Exchange, VA Loan**Construction:** Wood Siding**Foundation:** Basement, Crawl Space**Heating Systems:** Heat Pump**Cooling System:** Ceiling Fans, Heat Pump**Roof:** Metal**Water:** Public**Sewer:** Septic System**Water Heater:** Gas, Tankless**Floors:** Hardwood, Tile**Walls:** Sheetrock**Garage:** None**Storage:** Shed, Other-See Remarks**Fireplaces:** Gas Logs, Living Room**Dining Facilities:** Dining Area, Kitchen-Bar**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer**Limited Service Provides:**

Public Remarks: Custom-designed by renowned architect Randall Kipp and built in 2004, this striking 1.07-acre retreat blends modern design with the relaxed charm of Virginia's Northern Neck. Set along 140 feet of shoreline on Carter's Creek with 3' MLW, the home offers an effortless indoor-outdoor lifestyle just minutes from the shops, restaurants, and golf-cart-friendly streets of Irvington. The 1,728 sq ft residence features an open layout with high ceilings, ample natural light, and detailed finishes throughout. The main level includes a living room with gas fireplace, dining area with access to a screened porch and deck, and a well-appointed kitchen with concrete countertops, center island, bar sink, and Wolf range. A first-floor bedroom and full bath with tile walk-in shower provide convenient single-level living. The second-floor primary suite includes an ensuite bath with tile walk-in shower, a large walk-in closet, private laundry room, built-in shelving, and an outdoor balcony. Walker Zanger terra cotta tile floors span the main level, with hardwood floors upstairs. Additional features include a partial basement with storage and wine room, built-in cabinetry, and a standing seam metal roof.

Directions: From Kilmarnock, take Irvington Road to Irvington. Right on King Carter Drive. Property on left.**Agent Remarks:** Shed and dock to convey "As Is." Purchaser to verify taxes. New septic drainfield being installed prior to closing.**Owner Full Name:** Breeden, James C.**Owner Phone:****Disclosure:****Listing Type:** SAER**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** Appointment Only, Call Listing Agent**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.