



COBBLESTONE
REALTY

Kelly & Alice

Feature Sheet

96 Larkspur Lane, Weems VA 22576

96Larkspur.com

Features of the Home:

- Built in 1976 and completely remodeled in 2008
- 2378 square feet of one level living with 3 bedrooms, 2.5 baths
- Waterside eat-in kitchen overlooking family room with gas fireplace, to include granite counters, stainless steel appliances and custom cabinets
- Waterside living room and separate dining room
- Waterside primary suite to include bath w/tiled, walk-in steam shower & walk-in closet
- Two guest bedrooms served by hall bath and adjoined by a large sitting room
- Built in bookcases, corner cabinets and plantation shutters
- Hardwood floors in all living spaces, tiled floors in all baths and laundry room
- Recently updated 2nd bath and powder room (2025)
- Separate laundry room
- New sliders in family room and dining room (≈1 year new)
- Waterside screened porch off family room
- New waterside composite deck (2026)
- Shake style vinyl siding with Bahama shutters and inviting front porch
- Roof new in 2021
- JES encapsulated crawlspace with dehumidifier in 2018
- Exterior painted in 2026

Features of this Property:

- 1.13 private acres surrounded by woods
- 135' of water frontage on Moran Creek
- Dock with 3-4' MLW, power and water, boat lift
- Two detached sheds, one new in 2025
- Rip-rapped shoreline (≈ 4 years new)
- Not in a flood zone

Utilities:

Power: Dominion Energy **Internet:** Breezeline **Propane:** NWP, 500 g buried tank (owned)
Water: Community (\$175/year) No formal road maintenance agreement

APPLIANCES AND SYSTEMS		AGE
Refrigerator	Frigidaire Gallery	2024
Dishwasher	Bosch	2018
Range	Kitchen Aide	2012
Gas Cooktop		
Convection Microwave	Sharp Carousel	2023
Clothes Washer	Whirlpool	2016
Clothes Dryer	Whirlpool	2017
Water Heater, tankless, gas	Rinnai	2008
Heat Pump #1	York	2008
Refrigerator in Laundry Room	Whirlpool	2020
EV Charger in Driveway	Charge Point	
Generator, whole house	Generac	

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

