

MLS #: R120622A (Active) List Price: \$999,990

96 Larkspur Lane WEEMS, VA 22576



Type/Style: Ranch  
# Stories: One  
Total Rooms: 6  
Bedrooms: 3  
Septic Size per Health Department: 3  
Bedrooms  
Full Baths: 2  
Half Baths: 1  
SqFt +/-: 2378  
SqFt Source:  
Year Built: 1976

Unit #:  
Subdivision or Area: NONE  
County: Lancaster  
Waterfront Type: RIVER/CREEK  
River: CORROTOMAN RIVER  
Creek: Moran Creek  
Waterfrontage Source:  
Zoning: R 1

Water Frontage (Feet +/-) : 135

Water View (Wide Long Limited): Long

Legal Description:

Acreage/Lot Size +/-: 1.13

Acreage: 1-1.9 acres

Water Depth: 3-4 Feet

Cleared Acres +/-:

Tillable Acres +/-:

Wooded Acres +/-:

Deed Book/Page or Instrument #: LR 2023 0001430

Taxes: 4380.75

Tax Map #: 27 32

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: No

# 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, Cable TV, Dining Room, Fireplace, Walk-In Closets, Washer/Dryer Hookup, Window Treatments

Exterior Features: Deck, Patio, Pier/Dock, River/Creek Front, River/Creek View, Screened Porch, Water Access-Private

Miscellaneous: Boat/Ski Lift(s), Generator, RipRap/Bulkhead

Financing Types: Cash, Conventional, 1031 Exchange, VA Loan

Construction: Vinyl Siding

Foundation: Conditioned Crawl Space, Crawl Space

Heating Systems: Heat Pump

Cooling System: Central A/C, Heat Pump

Roof: Age 0-9 yrs, Composition

Water: Community

Sewer: Septic System

Water Heater: Gas, Tankless

Floors: Hardwood, Tile

Walls: Sheetrock

Garage: None

Storage: Shed

Fireplaces: Gas Logs, One Fireplace

Dining Facilities: Dining Room, Eat-in Kitchen

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Limited Service Provides:

Public Remarks: This charming cottage-style waterfront home boasts great curb appeal with an inviting front porch, shake style siding and Bahama shutters. Set on 1.13 acres with 3-4' MLW on Moran Creek, the home offers one-level living with 3 bedrooms and 2.5 baths. The 2,378 sq ft of living was completely remodeled in 2008 and includes a waterside kitchen open to a family room with gas fireplace, waterside separate living and dining rooms, a waterside primary suite with full bath and walk-in closet, two guest bedrooms, updated baths and a waterside screened porch plus new composite waterside deck. The property includes 135' on Moran Creek, a dock with power /water, a boat lift, rip-rapped shoreline (~ 4 years new), two sheds (one new 2025) and a roof new in 2021—all outside the flood zone. Ideally located by land and water, this property is ready for the next owner to call it home!

Directions: From Irvington, left on Route 646. Cross over Weems Road onto Lumberlost. Left on Taylors Creek Rd. Straight on Larkspur. Property on right.

Agent Remarks: Purchaser to verify taxes. Powder room window does not crank - conveys as is.

Owner Full Name: CURRY RAYMOND SCOTT & ANNE TERRY

Owner Phone:

Disclosure: No

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: Yes

Coming Soon End Date: