MLS #: N120613A (Active) List Price: $259,900 (85 Hits) **163 Arlington Farm Drive KINSALE, VA 22488**



Type/Style: Cape Cod
 # Stories: One and One Half
Total Rooms: 8
Bedrooms: 3
Septic Size per Health Department: 3 Bedrooms
Full Baths: 2
Half Baths: 0
SqFt +/-: 1428
SqFt Source: County
Year Built: 1991

Unit #:
Subdivision or Area: Arlington Farm
County: Westmoreland
Waterfront Type: NONE
River: YEOCOMICO RIVER
Creek:
Waterfrontage Source:
Zoning: R1

Water Frontage (Feet +/-) : **Water View (Wide Long Limited):**
Legal Description: PART ARLINGTON FARM LOT 8 & 10
Acreage/Lot Size +/-: 1.67 **Acreage:** 1-1.9 acres **Water Depth:** None
Cleared Acres +/-: **Tillable Acres +/-:** **Wooded Acres +/-:**
Deed Book/Page or Instrument #: DB 934 Page 2369 **Taxes:** **Tax Map #:** 49 37H
Street Surface: **Amps:**
Homeowners Assoc: NO **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, Dining Room, Fireplace, Pull Down Stairs, Washer/Dryer Hookup
Exterior Features: Deck, Stone Driveway
Miscellaneous: Other-See Remarks
Financing Types: Cash, Conventional, FHA

Construction: Brick
Foundation: Crawl Space
Heating Systems: Baseboard, Electric, Heat Pump, Wood
Cooling System: Ceiling Fans, Central A/C, Electric, Heat Pump
Roof: Age 0-9 yrs, Composition
Water: Artesian
Sewer: Septic System
Water Heater: Electric

Floors: Hardwood, Wall to Wall Carpet
Walls: Sheetrock
Garage: None
Storage: Attic, Shed
Fireplaces: Living Room, One Fireplace, Wood Stove
Dining Facilities: Breakfast Area, Dining Area
Appliances: Convection Oven, Dryer, Microwave, Refrigerator, Washer

Limited Service Provides:

Public Remarks: Nestled on 1.67 peaceful acres in Kinsale, this charming 3-bedroom, 2-bath Cape Cod offers the perfect blend of privacy, comfort, and convenience. With 1,400 square feet of living space, the home is situated on a spacious lot in a quiet setting, providing plenty of room to relax and enjoy the outdoors. Recent major improvements include a newly installed roof (2021) and septic tank (2020). Whether you're looking for a full-time residence, weekend getaway, or investment property, this home offers endless potential. Conveniently located just minutes from Kinsale, Montross, and Callao, you'll enjoy easy access to shopping, dining, and local amenities while still experiencing the tranquility of country living. Boating and waterfront enthusiasts will appreciate being close to The Slips Marina and other nearby destinations, making it easy to keep your boat nearby and enjoy all that the Northern Neck has to offer. Don't miss this opportunity to own a well-maintained home in one of the area's most desirable and peaceful settings.

Directions: From Callao; take Rt. 202 to Kinsale Rd. on the right. Then take Kinsale Bridge Rd. and then a right onto Jackson Ln. Take a slight left onto Arlington Farm Dr, property on the left.

Agent Remarks: Seller is not aware of any defects with the fireplace, flue, or chimney; however, all convey strictly as-is.

Owner Full Name: Matthew T. Nanny, Alexandria A. Nanny **Owner Phone:**
Disclosure:
Listing Type: SAER **Limited Service:** No **Possession:** At Settlement

Showing Instructions: Appointment Only, Call Listing Agent, 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:

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