

## 1071 Gum Thicket Road, Mathews, VA 23066

\$2,995,000 | 6,000 SqFt | Built 2009 | 5.4 Acres | 5 Bedrooms Total | 4.5 Bathrooms Total

### Exterior:

- Millford Haven / Chesapeake Bay
- Est. 600 ' of waterfront
- Living Shoreline designed by VIMS
- Private Sand Beaches
- Private 300' Pier: 4' MLW
- 3 Breakwaters - Protected the shoreline
- Waterfront Pool
  - Saltwater pool
  - 7' in the Middle, perfect for Volleyball games, as either end is more shallow
  - Retractable Electric Cover
- JERUSALEM Limestone Patio encircling the home
- Built-In Grill, Sold As-is NOT FUNCTIONING
- Covered Patio with Electric Screens\*
- Hydrocourt Tennis Court with Pump & Well, Serviced annually
- 5.4 Manicured Acres, Private setting
  - Landscape Designed by Anna Aquino
  - Full irrigation System
  - Garden Area
- Batten Copper Roof
- Built-in Copper Gutters
- Covered Kayak Shed

### Interior:

- Designed: Charles Aquino
- Built: Connemara
- Over 300 feet of Heated Jerusalem Limestone Floors inside on the main floor & exterior covered porch
- Over 250' of floor-to-ceiling sliding glass and French doors with tempered, water-sheeting, and art glass
- Luxury Fixtures throughout
  - Rocky Mountain bronze hardware

### First Floor

- Living Room:
  - Jerusalem Limestone Flooring throughout
  - Soaring 24' Wainscot Ceiling
  - 360-degree open floor plan
  - Chinese Black Granite wood-burning Fireplace
  - 2-Story split hand-lacquered Bookcases and a bamboo staircase with lights
  - Ceiling Fans
  - 240V Christmas tree outlet
  - French and sliding glass doors to the outside pool area
- Kitchen: Open Chef's Kitchen
  - Italian-Crafted (SNAIDERO) Cabinetry, fabulous storage

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- Blue ocean granite  
Countertops with Barstool  
Seating
  - 2 dishwashers, 2 ovens,  
InstaHot, steam oven, heating  
drawer, microwave, 5-case  
wine cellar
  - Premier Brand Appliances:
    - Wolf, Miele,  
Gaggenau, Jura
  - Dining Area:
    - Expansive Seating Area,  
Adriana Shamaris teak table  
is 13' long
    - Lindsay Adleman Pendant  
lighting
    - Direct access to the side &  
rear Patios & Pool
  - Primary Bedroom: 1st Floor
    - Walls of Windows with  
3-Exposures - Wake up with  
the Sun, Fall Asleep with the  
Moon
    - Bathroom: en-suite
      - Walk-in Shower with  
Multiple Heads
      - Free-standing Tub  
from Waterworks
    - Direct exterior Access to the  
waterfront & Pool
  - Family Room/Den:
    - Water Views
    - Woodburning Fireplace
    - Built-in Bookshelves
  - Laundry Room:
    - Outdoor Access
    - Water Views
    - Digital LG Washer & Dryer  
(2024)
    - Storage Closet
    - Utility room and storage
  - Hallway:
    - Powder Room + Under  
Staircase Storage
    - Coat/Storage Closet
- Second Floor:**  
**Bamboo stairs and floors, built-in  
bookcases in the hallway**
- Bedroom 2: Upstairs
    - Bathroom “en-suite” with a  
stand-up Tile shower
    - Mahogany Built-ins
    - Ceiling Fan
    - Waterfront and pool views
  - Bedroom 3: Upstairs
    - Waterfront Views
    - Built-ins
    - Ceiling Fan

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- Private entrance to the Bathroom
- Hallway Bathroom
  - Acc. to Bedroom 3 & the Hallway
  - Tiled Shower/Tub
- Bedroom 4: Upstairs
  - Grounds View
  - Built-ins
  - Ceiling Fan
  - Access to the Hall Bathroom

**Mechanical:**

- 7-zone HVAC Info, 4-5 years old
- Two Mini-Splits in the Detached Building
- Water Heaters (one, 14 years)
- Steel Frame structure
- Roof with in-foundation Hurricane Clips to withstand Cat 4 Hurricane
- 4 Bedroom Septic

**Detached Guest Quarters:**

- Downstairs
  - Office/Hobby Room
  - Split System
  - Large Storage Closet, including access to the water system
- Upstairs
  - Guest Apartment
  - Kitchenette in Bedroom
  - Bedroom
  - Bathroom with Shower
  - Balcony with Waterfront Views

**\*Note: 6000 SF Total. 4610 SF in the Main Home.**

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