



COBBLESTONE
REALTY

Kelly & Alice

Feature Sheet

29 Bobwhite Lane, Locust Hill, VA 23092

29Bobwhite.com

Features of the Home:

- Built in 2006, one level living with 2460 sq ft on main level, 4 bedrooms & 3½ baths
- Beautiful views of Whittings Creek and the Rappahannock River from the kitchen, living room, owners suite, lower level, back deck and pool area
- Eat-in kitchen with center island, wet bar, granite countertops, tile backsplash, stainless steel appliances, farmhouse sink
- Owners suite with full bath to include walk in shower, jetted tub and large walk-in closet
- Living room with wood burning fireplace
- Separate dining room, currently used as a study
- Two first floor guest bedrooms and full hall bath
- First floor powder room adjoining a laundry room
- Walk out lower level w/861 sq ft of finished space w/ living area, bedroom & full bath
- Newer LVP flooring in finished lower level
- Lower level also includes 1599 sq ft of storage space
- Hardwood floors throughout main level living space and bedrooms
- Custom trim throughout
- 10' ceilings on main level
- Central vacuum
- Two car attached garage
- Generator panel for portable generator
- Roof 2006

Features of this Property:

- 1.18 acres overlooking Whittings Creek and Rappahannock River
- Above ground pool (chlorine) with large deck and water views
- Remote control awning over deck
- Gutter guards
- Detached garden shed
- Landscaped yard
- Not in a flood zone

Utilities:

Power: Dominion Energy

Internet: Breezeline

Propane: Sharps, leased above ground tank

Water: Artesian well

Whitings Creek HOA: \$200/year; HOA offers two water access areas

2026 Dominion Energy bills:

May 6: \$142.34

June 8: \$116.26

July 7: \$290.23

APPLIANCES AND SYSTEMS		AGE
Refrigerator	Whirlpool	2018
Dishwasher	Whirlpool	2024
Microwave	Ge	2024
Oven Dual energy:propane burners and electric oven	GE Profile	2024
Clothes Washer	Samsung	2015
Clothes Dryer	Samsung	2014
Water Heater (tankless, gas)	Rinnai	2024
Heat Pump	American Standard	2018
Central Vacuum	Vacuflo	
Beverage Refrigerator at wet bar	Hisense	2022

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