

MLS #: R120750A (Active) List Price: \$750,000 (11 Hits)**4387 Naylors Beach Road WARSAW, VA 22572**

Type/Style: Cottage
Stories: One
Total Rooms: 7
Bedrooms: 3
Septic Size per Health Department: 3 Bedrooms
Full Baths: 3
Half Baths: 0
SqFt +/-: 2098
SqFt Source: County
Year Built: 1960

Unit #:
Subdivision or Area: Naylors Beach
County: Richmond
Waterfront Type: RIVER/CREEK
River: RAPPAHANNOCK RIVER
Creek: None
Waterfrontage Source:
Zoning: R1

Water Frontage (Feet +/-) : 75**Water View (Wide Long Limited):** Wide**Legal Description:****Acreage/Lot Size +/-:** 0.31**Acreage:** < .5 acre**Water Depth:** 3-4 Feet**Cleared Acres +/-:****Tillable Acres +/-:****Wooded Acres +/-:****Deed Book/Page or Instrument #:** 298/661**Taxes:** **Tax Map #:** 14-12B**Street Surface:** Pavement**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, Fireplace, Pull Down Stairs, Washer/Dryer Hookup**Exterior Features:** Natural Driveway, Pier/Dock, River/Creek Front, River/Creek View**Miscellaneous:** Older Home 15+, RipRap/Bulkhead, Vacation Rental**Financing Types:** Cash, Conventional**Construction:** HardiPlank Type**Foundation:** Slab**Heating Systems:** Heat Pump**Cooling System:** Ceiling Fans, Heat Pump**Roof:** Age 10+ yrs**Water:** Artesian**Sewer:** Septic System**Water Heater:** Gas, Tankless**Floors:** Tile**Walls:** Sheetrock, Other-See Remarks**Garage:** None**Storage:** Attic, Shed**Fireplaces:** Gas Logs**Dining Facilities:** Dining Area**Appliances:** Convection Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer**Limited Service Provides:**

Public Remarks: Escape to the river and experience the charm of this beautifully maintained 3-bedroom, 3-bath waterfront cottage in the sought-after Naylors Beach community. Offering 2,098 square feet of comfortable living space and 75 feet of frontage on the scenic Rappahannock River, this property is the perfect retreat for weekend getaways, summer vacations, or year-round waterfront living. Spend your days fishing, boating, or simply relaxing from your private pier while taking in the peaceful river views. Inside, you'll find a welcoming layout with plenty of space to gather with family and friends after a day on the water. Conveniently located just minutes from the shops, restaurants, and amenities of Warsaw and Tappahannock, this cottage offers the ideal balance of tranquility and accessibility. Whether you're searching for a vacation home, an investment property, or your own slice of the Northern Neck, this Rappahannock River gem is ready to be enjoyed.

Directions: From Warsaw; Turn right onto Newland road and then left onto Naylors Beach Road. Turn left at the stop sign then turn right at the next stop sign. Property on the left near the end of Naylors Beach Road.

Agent Remarks: Showings start Friday, June 17th. All furniture in the house conveys.

Owner Full Name: Patricia O. Whittaker**Owner Phone:****Disclosure:****Listing Type:** SAER**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** Appointment Only, Call Listing Agent, 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:** 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.