



Feature Sheet

94 Sculling Oar Trail, Kilmarnock, VA 22482

94ScullingOar.com

Features of the Home:

- Built in 1992 to include 4493 sq ft (per county)
- 3 bedrooms, office or 4th bedroom, 3 ½ baths
- Kitchen with granite countertops, stainless steel appliances and center island
- Family room adjoining kitchen with water views and wet bar
- Large waterside screened porch
- 1st floor primary bedroom with walk in closet and full bath to include separate shower and jetted tub.
- Formal living room and separate dining room; gas fireplace in living room conveys as-is
- 1st floor office or additional bedroom with full hall bath
- Two 2nd floor bedrooms and hall bath
- Bonus room above garage w/separate staircase and access to one 2nd floor bedroom
- Separate laundry room and powder room adjoining garage
- Office nook with water views under staircase
- Waterside patio
- Hardwood floors
- Conditioned crawlspace
- Roof installed ≈ 2020
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Features of this Property:

- 1.18 acres with 297' of water frontage on Dividing Creek
- Dock to 5+ ft MLW, boat lift and water
- Attached 2 car garage
- Detached shed
- Rip-rap shoreline
- Landscaped yard

Most furnishings available. Waterside impervious area could be swapped for a pool, with county approval.

Utilities:

Power: Northern Neck Electric

Propane: NWP

Internet: All Points Broadband

Water: Shared Well (Well agreement in place)

APPLIANCES AND SYSTEMS		Maun
Refrigerator	GE	2018
Dishwasher	GE	2021
Cook Top (Propane)	GE Profile	
Oven	GE	2021
Microwave	Microwave	2021
Clothes Washer	GE	2017
Clothes Dryer	GE	1988
Water Heater (50 gallon)	State	2019
Refrigerator in the Garage	GE	
Heat Pump #1	Rheem	2022
Heat Pump #2	York	2019
Generator	Briggs and Stratton	

**Information is deemed accurate but is provided without warranty. Provider cannot be held responsible for any errors.*

