

MLS #: R120886A (Active) List Price: \$1,199,000 (44 Hits)

94 Sculling Oar Trail KILMARNOCK, VA 22482



Type/Style: Contemporary
Stories: Two
Total Rooms: 10
Bedrooms: 4
Septic Size per Health Department: 3
 Bedrooms
Full Baths: 3
Half Baths: 1
SqFt +/-: 4493
SqFt Source:
Year Built: 1992

Unit #:
Subdivision or Area: NONE
County: Northumberland
Waterfront Type: RIVER/CREEK
River: CHESAPEAKE BAY
Creek: Dividing Creek
Waterfrontage Source: Per Survey
Zoning: Residential

Water Frontage (Feet +/-) : 297**Water View (Wide Long Limited):** WIDE**Legal Description:** ON DIVIDING CREEK**Acreage/Lot Size +/-:** 1.18**Acreage:** 1-1.9 acres**Water Depth:** 5+ Feet**Cleared Acres +/-:****Tillable Acres +/-:****Wooded Acres +/-:****Deed Book/Page or Instrument #:** IN-20-2103027**Taxes:** 5902.00**Tax Map #:** 47-2--002**Street Surface:****Amps:****Homeowners Assoc:** NONE**HOA:****HOA Fee Amount:** \$0**HOA Payment Frequency:****HOA Membership:****Civic Organization:****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, Cable TV, Ceiling 9 Ft+, Dining Room, Fireplace, Walk-In Closets, Washer/Dryer Hookup**Exterior Features:** Patio, River/Creek Front, Screened Porch**Miscellaneous:** Generator, RipRap/Bulkhead, Vacation Rental**Financing Types:** Cash, Conventional, 1031 Exchange, VA Loan

Construction: Block
Foundation: Conditioned Crawl Space
Heating Systems: Heat Pump
Cooling System: Heat Pump
Roof: Age 0-9 yrs
Water: Shared Well
Sewer: Septic System
Water Heater: Electric

Floors: Hardwood, Wall to Wall Carpet
Walls: Sheetrock
Garage: Attached, Two Car
Storage: Shed
Fireplaces: Living Room, Other-See Remarks
Dining Facilities: Dining Room
Appliances: Dishwasher, Dryer, Microwave, Refrigerator, Surface Units, Wall Oven, Washer

Limited Service Provides:

Public Remarks: Coastal home on 1.18 acres with 297 feet of waterfront on Dividing Creek, offering deep water (5+ MLW), a private dock with boat lift, rip-rap shoreline, and serene views throughout. Built in 1992, this property blends classic architecture with thoughtful updates. The main level features a waterside first-floor primary suite with walk-in closet, jetted tub, and separate shower; a formal living room with gas fireplace; separate dining room; and a waterside family room with wet bar adjoining a kitchen with center island. A first-floor office or optional 4th bedroom sits adjacent to a full hall bath. Enjoy expansive outdoor living with a large waterside screened porch and patio. Upstairs are two guest bedrooms, a hall bath, and a bonus room above the garage with private staircase and access to a 2nd floor bedroom—ideal for hobbies, overflow guests, or media space. Additional features include hardwood floors, an office nook with water views, separate laundry room, powder room, attached 2-car garage, detached shed, whole-house generator, ~2020 roof, conditioned crawlspace, and newer appliances and mechanicals. Most furnishings may convey. Potential for waterside impervious area to be reallocated for a future pool (buyer to verify). A rare deep-water offering in Kilmarnock with exceptional space, views, and versatility.

Directions: Rt 200 from Kilmarnock, Right on Ditchley, Left on Apple Grove, go past Carefree Lane to Right on Sculling Oar. Left on Sculling Oar Trail to home on right

Agent Remarks: Purchaser to verify taxes. Fireplace conveys as-is. Owners are one listing agent's aunt and uncle.

Owner Full Name: JONES, W BRADY OR MARIA B**Owner Phone:****Disclosure:****Listing Type:** SAER**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** 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:**