COBBLESTONE REALTY

Kelly & Alice

Feature Sheet

82 Westbay Dr • Kilmarnock, VA 22482

Indian Creek

82Westbay.com

Features of the Property:

- Built in 2005 with 3,398 sq ft to include 3 bedrooms, 2 ½ baths
- Assigned Boat Slip (Dock 1, Slip A) with 5'+ MLW (Lift can be added at owner's expense)
- First floor waterside owners suite with 2 walk-in closets, large bath with tiled walk-in shower, jetted tub and dual vanity
- Eat-in kitchen with center island overlooking open living/dining room
- Living room with gas fireplace adjoining sunroom with floor to ceiling windows framing huge water views
- Second floor family room
- Two waterside, second floor guest bedrooms with access to waterside covered porch
- Second floor study (or storage) with pull down attic access
- Large second floor hall bath with tub, water closet and dual vanity
- Separate laundry room off kitchen with utility sink and beverage fridge
- Sought after 2 bay garage (rare in this community!)
- Entrance foyer and first floor powder room
- Hardwoods on main level
- 10 ft + ceilings on first floor
- New carpet in first floor owners suite and second floor
- Remote waterside blinds and plantation shutters
- Covered brick front porch
- Waterside back patio
- Roof: original (treated ≈ 4 yrs ago)
- .093 acres on Indian Creek

Utilities:

Power: Dominion Power (ave $489/mo)
Internet: Breezeline
Propane: Metered by HOA, paid by homeowner
Water: Included in HOA dues (Community filtration system)
Septic: Community system with remote drain fields

Westbay Community Association:

- Gated Community on Indian Creek and Bells Creek with views of the Chesapeake Bay
- 18 paired units, each with assigned deep water boat slips
- $2,575 quarterly dues
- Dues include: Inground gunite pool, (resurfaced in 2023-2024) clubhouse, all exterior grounds maintenance (community manager), irrigation system, water, septic, trash removal, snow removal, common area maintenance.

APPLIANCES AND SYSTEMS	MANFACTURER	AGE
Refrigerator	GE Monogram	
Dishwasher	Bosch	2020
Range (Gas cooking)	GE Profile	2004
Microwave	Frigidaire	2012
Beverage Fridge	GE Monogram	
Trash Compactor	KitchenAid	2002
Clothes Washer	Maytag	2015
Clothes Dryer	Maytag	2015
Water Heater (Tankless, Propane)	Rinnai	2006
Heat Pump #1	Trane	2020
Heat Pump #2	Trane	2018

HVACs regularly serviced by Gilman

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