MLS #: R121076A (Active) List Price: $1,250,000 (28 Hits) **82 Westbay Drive KILMARNOCK, VA 22482**



Type/Style: Townhouse
 # Stories: Two
Total Rooms: 9
Bedrooms: 3
Septic Size per Health Department: Unknown
Full Baths: 2
Half Baths: 1
SqFt +/-: 3398
SqFt Source: County
Year Built: 2005

Unit #:
Subdivision or Area: WestBay
County: Northumberland
Waterfront Type: RIVER/CREEK
River: CHESAPEAKE BAY
Creek: Indian Creek
Waterfrontage Source:
Zoning: SFR

Water Frontage (Feet +/-) : -TBD **Water View (Wide Long Limited):** Wide
Legal Description: WESTBAY LOT 4B
Acreage/Lot Size +/-: .093 **Acreage:** 0 (Condo/Townhouse), < .5 acre **Water Depth:** 5+ Feet
Cleared Acres +/-: **Tillable Acres +/-:** **Wooded Acres +/-:**
Deed Book/Page or Instrument #: IN-2024-00306 **Taxes:** 6250.00 **Tax Map #:** 54B-1--004B
Street Surface: **Amps:**
Homeowners Assoc: Yes **HOA:** Yes **HOA Fee Amount:** $2,575
HOA Payment Frequency: Quarterly **HOA Membership:** Mandatory
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, Cable TV, Ceiling 9 Ft+, Fireplace, Great Room, Pull Down Stairs, Walk-In Closets, Washer/Dryer Hookup, Window Treatments
Exterior Features: Bay View, Patio, Paved Driveway, Pier/Dock, Pool, River/Creek Front, River/Creek View, Water Access-Private, Other-See Remarks
Miscellaneous: Community Amenities
Financing Types: Cash, Conventional, 1031 Exchange, VA Loan

Construction: HardiPlank Type
Foundation: Crawl Space
Heating Systems: Heat Pump
Cooling System: Ceiling Fans, Central A/C, Heat Pump
Roof: Composition
Water: Community
Sewer: Septic System, Other
Water Heater: Gas, Tankless

Floors: Hardwood, Tile, Wall to Wall Carpet
Walls:
Garage: Attached, Two Car
Storage: Attic
Fireplaces: Great Room , Gas Logs
Dining Facilities: Great Room Combination, Kitchen-Bar
Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Limited Service Provides:

Public Remarks: Discover refined waterfront living in an exclusive gated enclave of just 18 residences, positioned where Indian Creek and Bells Creek meet the Chesapeake Bay. This elegant waterfront home is ideally situated for sweeping panoramic water views from nearly every room. The property includes a private assigned deep-water boat slip and boasts a rare two bay garage. The thoughtfully designed floor plan features a first-floor owner's suite with water views, walk-in closets, and an ensuite bath with jetted tub and separate shower. Floor-to-ceiling windows fill the open living spaces with natural light, highlighting hardwood floors and a gas fireplace. Upstairs, a spacious family room, study/storage area, and two guest bedrooms with access to a waterside balcony provide exceptional comfort for family and guests. Recent upgrades include new carpet throughout the owner's suite and second level. Outside, a private waterside patio offers the perfect setting for entertaining or enjoying spectacular sunsets. A community pool, clubhouse, and professionally maintained grounds complete this exceptional low-maintenance waterfront lifestyle.

Directions: From Irvington, take Irvington Road to Kilmarnock. Left on Main Street. Right on E Church St. Right on Bluff Point Rd. Right on Painter Point. Right on Oystershell Rd. Straight to Westbay (gated community).

Agent Remarks: PLEASE remove shoes or use shoe covers when you enter the home. New carpet in primary bedroom and entire upstairs. Community Septic System. Boat slip conveys with property. Seller's daughter is a licensed real estate agent in Virginia.

Owner Full Name: Marilyn J. Creager Trust **Owner Phone:**
Disclosure:

Listing Type: SAER **Limited Service:** No **Possession:** At Settlement

Showing Instructions: Appointment Only, Call Listing Agent, LA Must Accompany **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.