COBBLESTONE REALTY

Kelly & Alice

Feature Sheet

43 Muirfield Ct, Weems VA 22576 • Carter's Creek

43Muirfield.com

Features of the Property:

- Built in 1972, with 2,552 square feet to include 3 bedrooms and 2.5 baths (2,216 sq ft home + 336 sq ft creek room)
- Main level to include:
  - Living room with gas fireplace (recently serviced) and water views
  - Kitchen with ample cabinetry
  - Formal dining room with water views
  - Waterside creek room with oversized windows
  - Foyer and powder room
  - Breakfast room / mud room leading to laundry room with outside access
  - Inviting front porch
- Upper level to include:
  - Primary, ensuite bedroom with walk-in closet, 2nd closet and full bath
  - Two additional bedrooms and full hall bath
- Hardwood floors
- Dedicated boat slip on Carter's Creek with 4 - 5 ft MLW, located directly behind the home
- 2 150 AMP Panels
- New waterside retaining wall in 2026
- Chimney and foundation work completed in 2026
- Fresh paint in kitchen, 2 upstairs rooms and the exterior (paint and repair as needed) in 2026
- Cedar shake roof installed in 2021
- Entire exterior of home painted in 2021
- New storm doors in 2020
- New front brick sidewalk in 2018
- Gutter guards added in 2014
- New windows in 2007

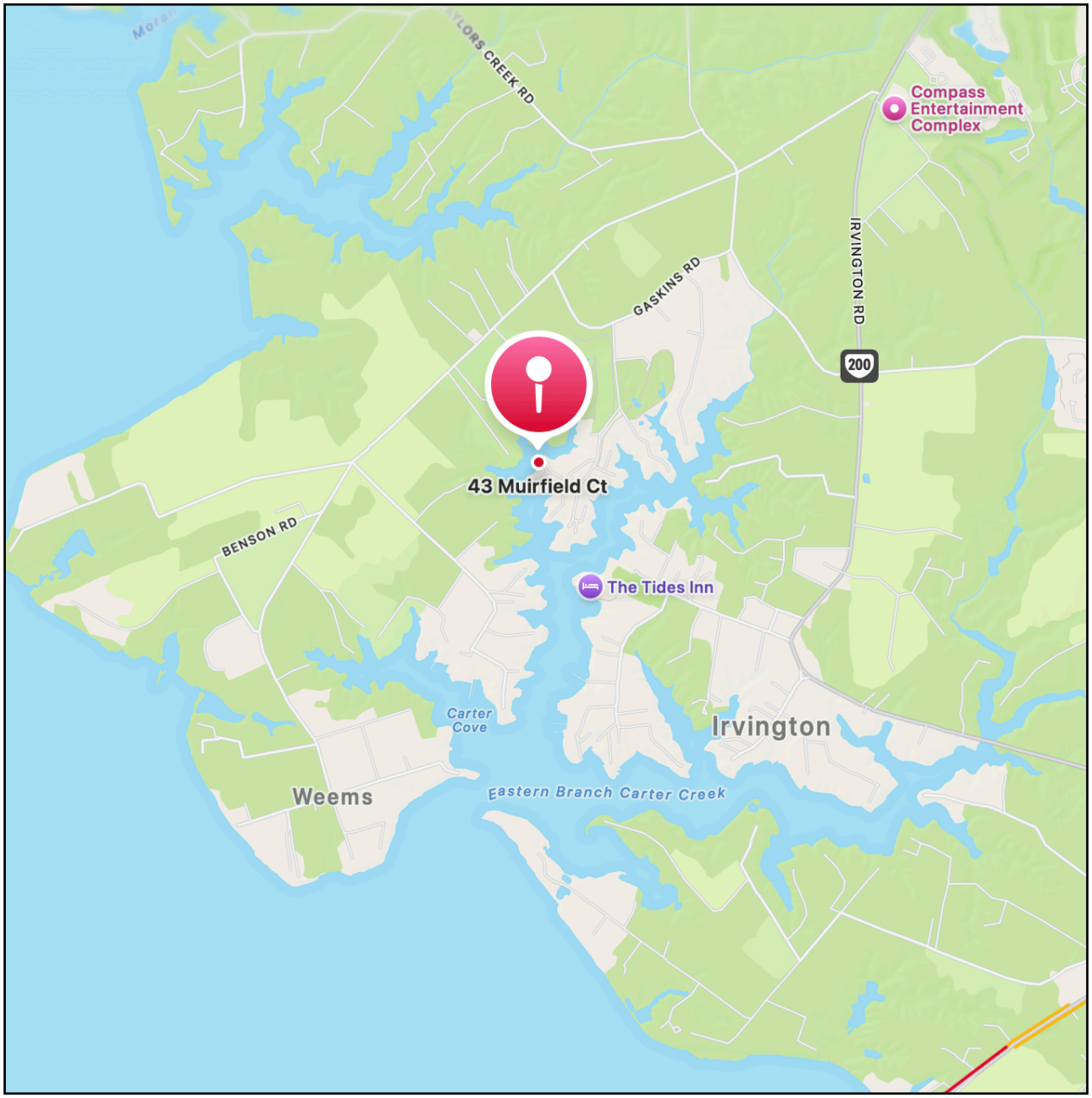
Details about The Green:

- Twenty-four paired town homes, featuring colonial Williamsburg architecture
- Each Unit Owner owns their individual Unit, including all associated dwelling improvements. In addition, each Owner holds a 1/24 undivided interest in the Association's 8.37 acres of land.
- Quarterly Dues are **$1295/quarter** and provide the following:
    - Administration/management by a licensed property management firm
    - Accounting provided by compliance-based business accounting service
    - Lawn & Grounds Maintenance of all common areas
    - Trees maintained by licensed arborist
    - Water and Sewer
    - Cable TV & High Speed Internet
    - Trash Collection
    - Reserve Accounts
- Annual assessment of $500
- Dues do not include potential dock fees. There are three separate dock LLCs. Each has their own costs.
- More info at www.thegreenoncarterscreek.com

Utilities:

Power: Dominion Power
Water: Community
Internet: Breezeline
Sewer: Public

APPLIANCES AND SYSTEMS		AGE
Refrigerator	Whirlpool	2013
Dishwasher	Bosch	2021
Range	Kitchen Aid	2002
Clothes Washer	Speed Queen	2021
Clothes Dryer	Speed Queen	2021
Water Heater	State	2023
Heat Pump #1	Carrier	2019
Heat Pump #2	Ducane	2012
Refrigerator in Laundry Room	Kitchen Aid	1999


Compass Entertainment Complex
GASKINS RD
IRVINGTON RD
200
43 Muirfield Ct
BENSON RD
The Tides Inn
Carter Cove
Irvington
Weems
Eastern Branch Carter Creek