

SMALL COTTAGE WITH BIG VIEWS!

95 Connies Lane | Reedville, VA 22539

$425,000 (cottage) **$100,000** (Chesapeake Bay Lot)

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BAY RIVER REALTY

ABOUT 95 CONNIES LANE

If you're looking for a waterfront getaway with incredible views, this charming cottage in the Fleeton Beach community near Reedville is a must-see! Situated on a beautiful point of land overlooking Taskmaker Creek and the Chesapeake Bay, this renovated historic fisherman's cottage may be small in size, but it offers breathtaking water views from nearly every angle!

The cottage features an open living, dining, and kitchen area with plenty of natural light, expansive windows, and sliding glass doors that bring the outdoors inside. There is one bedroom, along with a sleeper sofa in the living area to accommodate additional guests. A portion of the existing deck may offer the possibility of being enclosed to create an additional bedroom, subject to county approval.

One of the best features is the spacious waterside screened porch, offering a wonderful place to relax, entertain, and enjoy the spectacular views. Watch boats passing on the Chesapeake Bay, enjoy fishing from the shoreline, or take advantage of the new pier constructed in 2025. Whether you're enjoying your morning coffee or watching the sun go down, the waterfront setting is truly special!

Fleeton Beach is a small waterfront community with an annual fee of only $150, which provides for maintenance of the private roads and common area, including a community beach and kayak launch. The cottage is served by public sewer and a private artesian well. According to the owner, the property is not located in a designated flood zone and flood insurance is not required; buyers are encouraged to independently verify this information.

The historic fishing village of Reedville is just a short distance away by car or boat, offering restaurants, shops, the Reedville Fishermen's Museum, and more.















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KEY FEATURES

- Fleeton Beach Community
- Chesapeake Bay views
- Taskmaker Creek frontage & views
- Breathtaking sunrises
- Updated 1957 cottage
- 1 bedroom, 1 bath
- New Pier (2025)
- Waterside screened porch
- Open floor plan
- Bedroom + sleeper sofa
- Public sewer
- Artesian well
- Community sand beach
- Additional Chesapeake Bay lot available
- Furnished & high-speed internet
- Close to Village of Reedville
- $425,000 (cottage), $100,000 (Chesapeake Bay lot)





95 CONNIES LANE | REEDVILLE, VA 22539

95ConniesLane.com

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