

Welcome to



Shore Drive by the Chesapeake Bay

174 Shore Drive

Kilmarnock, Virginia

TRAVIS POWELL
REAL ESTATE

SELECT
PROPERTIES
OF VIRGINIA



Along the Shores of Prentice Creek at the Chesapeake Bay, this 4000+ Sq Ft Coastal Home features 3 Bedrooms with Bonus Room/4th Bedroom, 4 Full Baths an attached Garage & gorgeous waterside Heated Saltwater Pool with Patio. Embrace the Natural Light of the renovated Creek Room with Sweeping Wall of Doors & Windows overlooking the Creek & Bay. Renovated Chef's Kitchen with Wet Bar & Dining opens to Great Room with Fireplace. Master Suite with Sitting Room, Walk-In Closets & Master Bath. Two Car Garage. Spacious Waterside Screened Porch & Patio with Grilling Bar + Heated Saltwater Swimming Pool. Boat Shed with fuel tank and walkway to Dock with 25,000 lb Boat Lift, Two Jet Ski Lifts, Power, Water, Mooring Slip & 5'+/- MLW & over 460' of Water frontage. Escape to the Bay and Make This Unique Coastal Home Your Next Adventure!



Features

- 1.5 Acres with 467' of Waterfrontage on Prentice Creek
- 4005 Sq Ft, 3 Bedrooms with Bonus Room / 4th Bedroom & 4 Full Baths with Attached Garage and Saltwater Swimming Pool
- Wide Water Views of the Chesapeake Bay & Prentice Creek
- Dock with L-Head, New Decking, 25,000 lb Boat Lift, 2 New Jet Ski Lifts, Bulkheaded Slip, Step Down Watercraft Dock Platform

Main Level:

- **Great Room:** Water Views, Wood Burning Fireplace with Raised Brick Hearth, Crown Molding, Open to Creek Room and Kitchen, Eat-In Area, Door to Screened Porch, Coat Closet, Recessed Lighting, Oak Floor
- **Creek Room:** Wide Water Views, Coffered and Paneled 14' Ceiling, Sweeping Floor to Ceiling Glass Doors & Windows, Wood Burning Fireplace with Raised Slate Hearth, Built-In Bookshelves and Cabinets with TV Niche, Custom Surround Sound, Recessed Lighting, Ceiling Fans, Oak Floor, Sliding Doors to Pool, Patio and Yard
- **Kitchen/Dining :** Wide Water Views, Open Floor Plan to Living Room and Creek Room, Column & Paneled Knee Wall between Dining Area and Creek Room, Wet Bar Area with Icemaker and Beverage Refrigerator, Granite Countertop, Peninsula with Seating, Double Stainless Sink, Refrigerator, Wolf Gas 6-Burner Range, Microwave, Two Wall Ovens, Trash Compactor, Dishwasher, Pantry Cabinet, Tile Backsplash, Recessed Lighting, Oak Floor
- **Hall Bath:** Vanity with Granite Countertop, Tile Tub/Shower Combo, Crown Molding, Recessed Lighting, Ceramic Tile Floor
- **Master Bedroom Suite:** Wide Water Views, Vaulted Ceiling, Picture Window with Window Seat, Built-In Bookshelves, Access to Screened Porch, Recessed Lighting, Ceiling Fan, Large Sitting Area Open to Bedroom with Wide Water Views, Crown Molding and Wall of Windows. His/Her Walk-In Closets separated by Dressing Area with Mirrored Wall, Built-In Rod and Shelves, Storage Cabinets, Crown Molding, Carpet
- **Ensuite Bath:** Custom Double Vanity Cabinet with His & Her Sinks & Granite Countertop, Ceramic Tile Stepover Shower with Glass Door, Custom Vanity Niche with Raised Panels and Mirror Wall with Medicine Cabinets, Recessed Lighting, Crown Molding, Ceramic Tile Floor
- **Bedroom Suite 2:** Water Views, Double Closet, Ceiling Fan, Oak Floor
- **Ensuite Bath:** Water Views, Marble Tile Step Over Shower with Glass Door, Wainscot Wall Tile with Feature Strip, Ceramic Tile Floor
- **Bedroom 3:** Water Views, Double Closet, Ceiling Fan, Oak Flooring, Hall Bath Steps Away
- **Screened Porch:** Wide Water Views, Vaulted Beaded Wood Ceiling, TV Hookup, Recessed Lights, Brick Paved Floor, Access to Brick Patio

Property Details:

- Tax Map: 52 (5) 7
- Square Footage: 4005 Sq Ft
- Year Built: 1972
- Creek Room and Kitchen Renovations - 2015

Lower Level:

- **Office/Bedroom 4:** Water Views, Speaker System, Electric Wall Heater, Closet, Recessed Lighting, Ceramic Tile Floor
- **Ensuite Bath:** Tiled Stepover Shower with Glass Door, Vanity Base Cabinet with Solid Surface Countertop, Recessed Lighting, Ceramic Tile Floor
- **Storage Room:** Utility Sink, Sump Pump, Central Vacuum Unit, Access to Crawl Space, Water Heater, Electric Panels, Concrete Floor

Garage:

- Attached 2 Car 23'4 x 24' Garage with Auto Door Openers
- Storage Shelves, Washer/Dryer, Attic Access, Concrete Floor French Doors to Driveway, Pedestrian Door to Side Yard and Waterfront

Exterior & Interior Features:

- Fiberglass Shingled Roof
- Brick and Vinyl Shake Siding
- Gutter Helmet System on Entire House
- Brick Paved Patio and Stoop
- Andersen Windows & Doors - Newly Installed
- Decorative Columns
- Asphalt Driveway
- Level Lot with Mature Landscaping
- Boat House / Tool Shed 12' x 18' with Power, Water, Storage Shelves, Wall Heater, Above Ground 500 Gallon Fuel Storage Tank For Boats / Watercraft with 125' Hose & Fuel Handle
- Premium Audio System with Built-In Speakers & Subwoofers for Surround Sound Music & Video / Inside & Poolside

Waterside:

- Wide Water Views of Prentice Creek to the Chesapeake Bay
- Waterside 16' x 24' Brick Paved Patio with Outdoor Grilling Bar with Granite Top, Gas Grill, Green Egg & Grilling Tool Storage
- 88' Dock with 8' x 26' L-Head, Water, Power, Large Boat Hookup, 25,000 lb Boat Lift, 2 Jet Ski Lifts, 5' +/- MLW, Bulkheaded Slip, Step Down Watercraft Dock Platform, 66' Waterside Walkway
- Rip Rap and Bulkhead with 467' of Waterfrontage

Swimming Pool:

- Salt Generated Heated Gunite Pool with Wading Area, Premium Stereo Poolside Speakers

Mechanicals:

- Community Well, Private Well & Septic System
- (2) 200 Amp Service Panels
- 2 Zone HVAC
- Central Vacuum
- 250 Gallon Buried Propane Tank
- 100 Gallon Propane Tank for Gas Grill

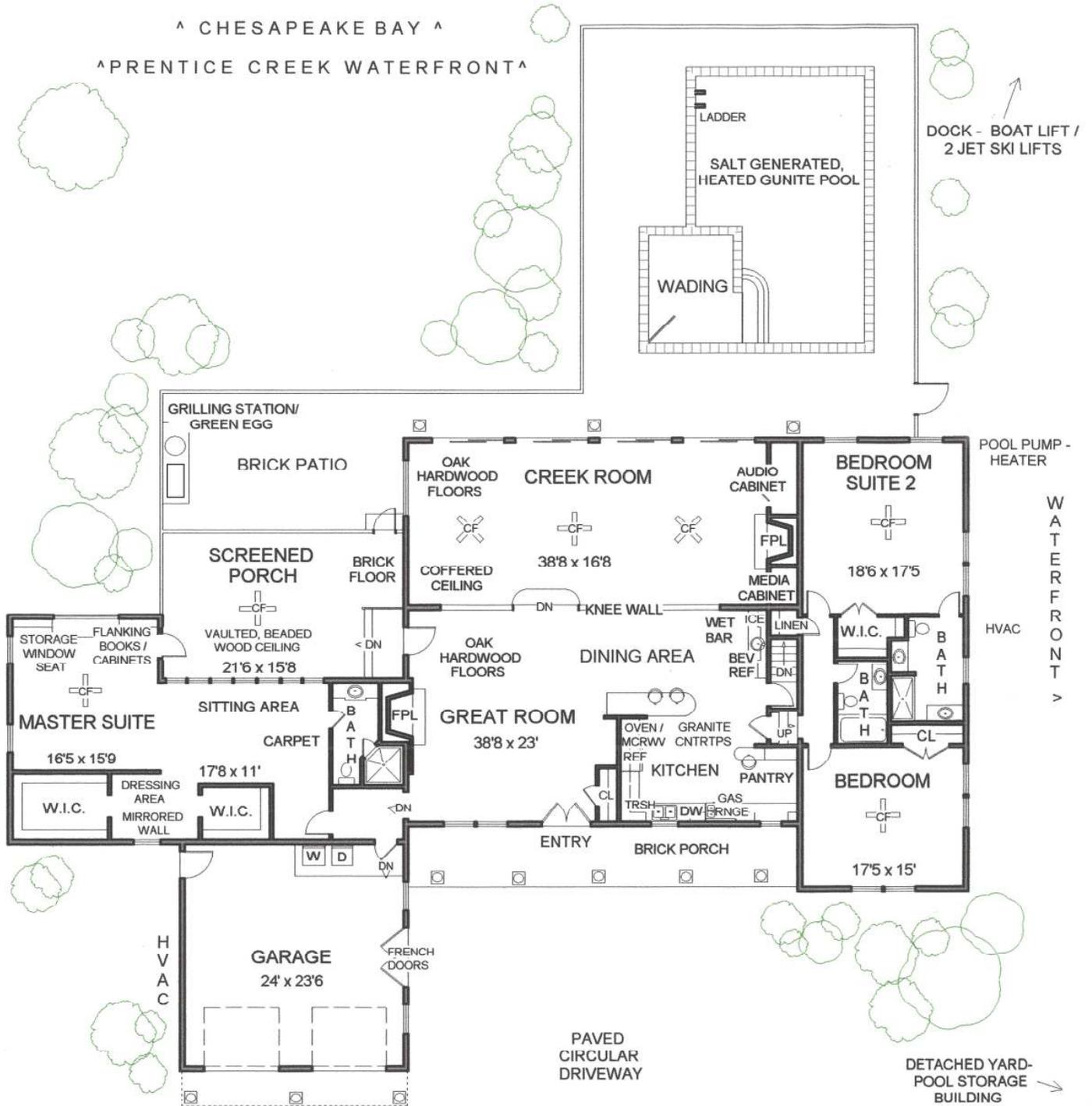




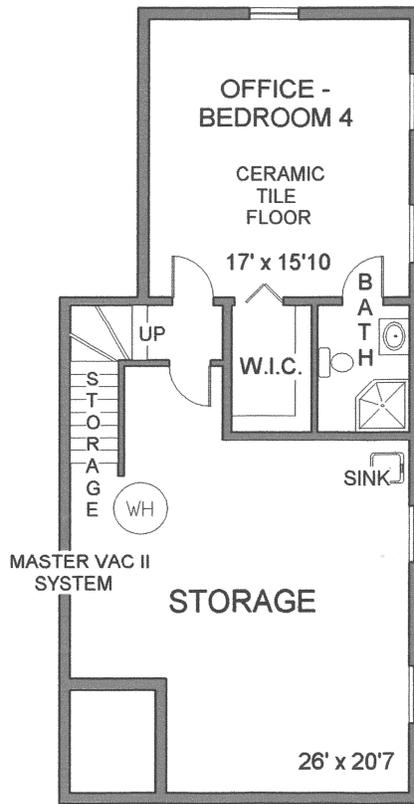








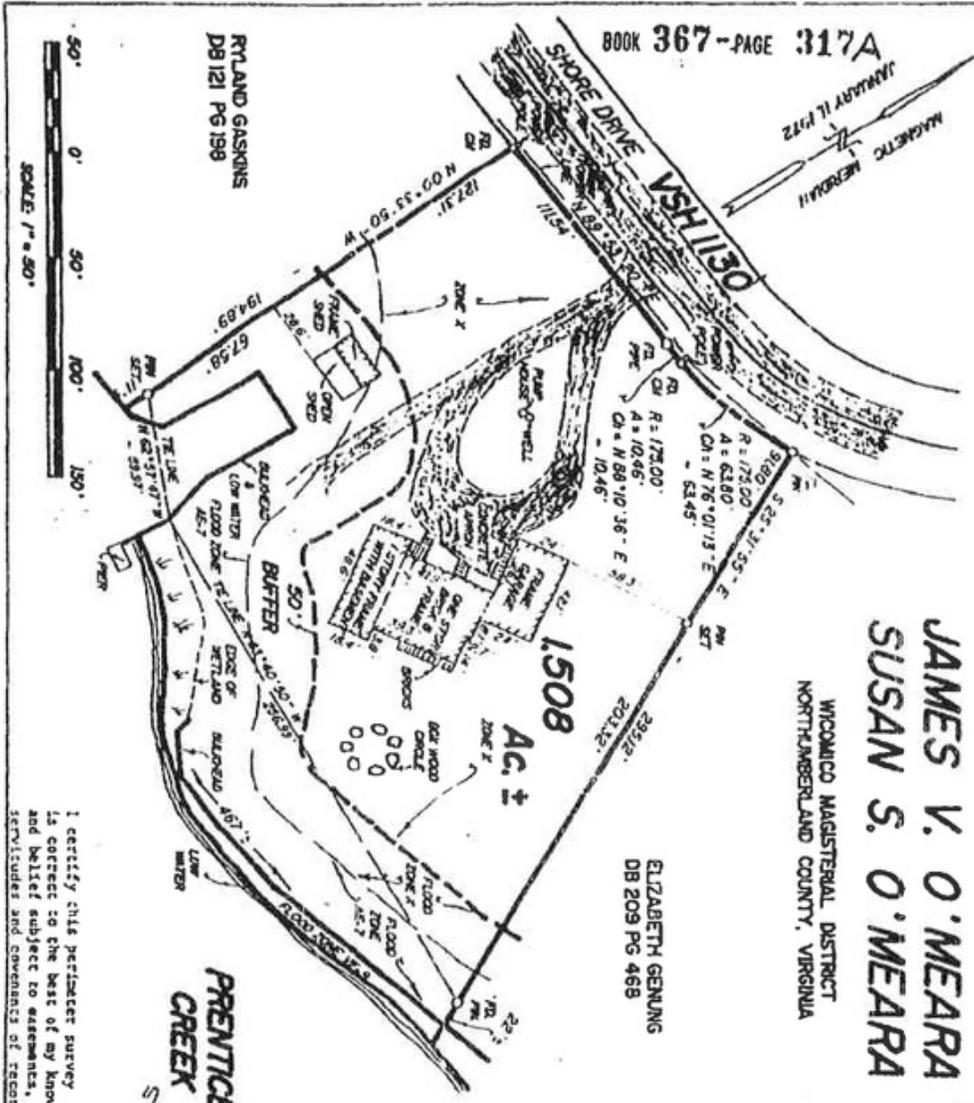
* DIMENSIONS ARE APPROXIMATE, SUBJECT TO ERRORS & OMISSIONS



LOWER LEVEL



MAGNETIC MERIDIAN
JANUARY 11, 1912



LOT LOCATION SURVEY
FOR CONVEYANCE TO
JAMES V. O'NEARA
SUSAN S. O'NEARA
WICOMICO MAGISTERIAL DISTRICT
NORTHAMBERLAND COUNTY, VIRGINIA

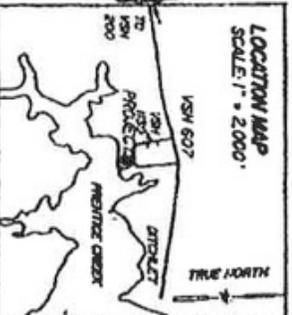
ELIZABETH GENUNG
DB 209 PG 468

I certify this perimeter survey is correct to the best of my knowledge and belief subject to easements, servitudes and covenants of record.

GENERAL NOTES

- 1) This survey does not reflect Topographic features and / or Soil studies.
- 2) This survey prepared without benefit of "The Report and does not necessarily indicate all encumbrances on this property."
- 3) Property References: DB 220 PG 306 DB 230 PG 155
- 4) Property Standing in The Name Of:
ROBERT R. CALVERT
GEORGINA A. CALVERT

NOTE: ALL LINES DETERMINED BY PREVIOUS SURVEYS AND DEEDS. HOUSE LOCATED IN ZONE X; AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN. SEE COMARNTY PLAN, NS10107 00525, NORTHAMBERLAND COUNTY, VA TRM. FINISHED FLOOR OF HOUSE = 17.5 FEET FINISHED FLOOR OF GARAGE = 9.9 FEET BASEMENT FLOOR LOCATED BY ELEVATION IN FLOOD ZONE.



DATE: MARCH 12, 1994
TOMLIN B KEYSER
 VSH 200, P.O. BOX 99
 BARBERS, VIRGINIA 22432
 (804) 453-4100
 Job No: NW 209-1
 Fl. No: 517 PG 48
 Date: 87 Job 3



Ideal Virginia Waterfront Location

- A Short Commute to Richmond and Williamsburg
- Located Along Prentice Creek at the Mouth of the Chesapeake Bay
 - Close to Town with Shopping, Dining & Healthcare
 - Just 3 Miles to the Indian Creek Yacht & County Club



SELECT PROPERTIES

OF VIRGINIA

Irvington • Richmond

Travis Powell, Associate Broker

804.512.2086

travis@pleasantlife.com

www.travispowellrealestate.com



INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

