

ACCELERATED SALE

on the Yeocomico River

AGENTS
WELCOME!

3%
COOPERATING
FEE PAID!

6,154± SF

Assessed at \$1,534,000

Opening Offers Only \$300,000!

1199 Brook Avenue, Kinsale, VA 22488

Masterpiece by Motleys is proud to present this waterfront retreat home that is located in Westmoreland County. This beautiful brick home is located within the Hampton Hall Estates neighborhood in Virginia's Northern Neck on the Hampton Hall Branch of the Yeocomico River. The home features five (5) bedrooms, six-and-a-half (6.5) bathrooms, large great room with expansive wall of windows overlooking the water, complete with fireplace. This property is located on a quiet cove with sailboat depth water. Decks and balconies surround the home situated on 2 large private lots. This home is ready to move-in and will be sold completely furnished. Offers will be accepted in an **Accelerated Sale** format and can be submitted in-person and online for a period of one week, ending **September 29, 2017 at 3 PM.**

Note: This is an extremely motivated seller and all offers will be considered! Only \$10,000 deposit required to make offers. All unsuccessful parties will have deposit returned in full.

- Lot Sizes: 1.89 ± AC & 2.01 ± AC; Total: 3.90 ± AC
- 2016 Tax Assessment: \$1,309,800 (house) + \$225,000 (adjacent lot) = \$1,534,800
- Well/Septic - HOA: \$150/Year
- Schools: Cope Elementary, Montrose Middle School, Washington & Lee High School

OPEN HOUSE:

Friday, Sept. 22 @ 4 PM and Friday, Sept. 29 @ 2 PM

OFFERS DUE BY FRIDAY, SEPTEMBER 29 AT 3 PM.

Visit MotleysMasterpiece.com or call (804) 601-4087 for more information or to schedule a personal showing.



MASTERPIECE
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