

ESTATE SETTLEMENT ACCELERATED SALE

WATERFRONT HOME

Northern Neck on the Chesapeake Bay

3,978± SF • 2 Lots with Pool
Assessed at \$873,700
Opening Offers Only \$295,000!

AGENTS
WELCOME!

3%
COOPERATING
FEE PAID!

93 Crowsnest Court, Heathsville, VA 22473

Masterpiece by Motleys is pleased to present the Estate Settlement Sale for Mildred R. Charles. This waterfront beach style home is located in Northumberland County within the Chesapeake Harbor Subdivision in Virginia's Northern Neck, overlooking Towles Creek. The home features 3,978± SF with 4 bedrooms, 4.5 bathrooms, library, 2-car garage and open floor plan with wet bar, perfect for entertaining. This property has a deep water pier with a boat lift. Wraparound TREX decks surround the home situated on 2 large lots, one with private pool. Access to the Chesapeake Bay is within a ¼ mile from the dock and is located close to the Ingram Bay Marina. This home is ready to move-in and will be sold partially furnished. Offers will be accepted in an **Accelerated Sale** format and can be submitted in-person and online no later than **Friday, October 20, 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: 0.57AC & 0.60AC; Total: 1.17AC
- 2016 Tax Assessment: \$699,600 (house) + \$174,100 (adjacent lot) = \$873,700
- Well/Septic - HOA: \$500/Year
- Schools: Northumberland Elementary, Northumberland Middle School and Northumberland High School

OPEN HOUSE:

Saturday, Oct. 7 @ 2 PM and Friday, Oct. 20 @ 2 PM

OFFERS DUE BY FRIDAY, OCTOBER 20 AT 3 PM.

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



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