

# WATERFRONT PROPERTY



## Just Reduced! River Living at Its Finest!!

72 Golf Course Drive , Weems VA 22576

MLS:1833486    PRICE:\$455,000.00

Bedrooms: 3  
Year Built: 1940  
Parking: 3 Cars  
Floors: 1

Full Baths: 3  
Lot Size: 1.19  
Sqft: 3632

### PROPERTY FEATURES:

- ☑ Fireplace
- ☑ Hardwood floor
- ☑ Living room
- ☑ Dining room
- ☑ Refrigerator
- ☑ Attic
- ☑ Balcony, Deck, or Patio
- ☑ High/Vaulted ceiling
- ☑ Tile floor
- ☑ Bonus/Rec room
- ☑ Breakfast nook
- ☑ Stove/Oven
- ☑ Basement
- ☑ Yard
- ☑ Walk-in closet
- ☑ Family room
- ☑ Office/Den
- ☑ Dishwasher
- ☑ Microwave
- ☑ Laundry area - inside

### OTHER FEATURES:

- ☑ Boat Lift
- ☑ Generator
- ☑ Dock/Pier

### PROPERTY DESCRIPTION:

This exceptional waterfront home sits on one of the most sought after spots on Carter's Creek which flows out to the Rappahannock River. This spectacular river home is nestled in the quaint, storybook town of Irvington, VA and just minutes away from the luxurious Tides Inn, Hotel and Spa. Short 6 min ride to WhiteStone & 12 min ride to Kilmarnock.

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