











EXPERIENCE DILIGENCE RESULTS

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TAPPAHANNOCK, VIRGINIA 91.3+ Waterfront Acres on Discataway Creek

5208 MONTICELLO AVENUE, WILLIAMSBURG, VA 23188 • (757) 229-0550

This is not intended as a solicitation for real estate services if you are currently represented by another broker as a seller or buyer. While information is deemed accurate, it is not guaranteed.

CHARLTON HILL

his 91.3+ acre waterfront estate is sited on a grand peninsula, overlooking the pristine waters of Piscataway Creek, as it winds its way toward the Rappahannock River.

A nature lovers oasis, this property features a spacious lodge with fantastic fixtures, finishes and stunning views from every window. Other notable features include over 1.5 miles of shoreline and duck marshes, two duck blinds, pier, dock, herb, perennial and formal gardens, a gated entrance, in ground pool, pool house, automatic generator, workshop and a separate guest house (also offered for sale on three acres).

This very handsome property features stunning waterfront views from every window. This extremely rare offering possesses real Town and Country appeal. Essex County, Virginia is home to some of the most notable sporting and waterfowl properties on the entire East Coast, not to mention a regional airport nearby, world class resorts, marinas, historic sites, fine dining, antiquing, day spas, art galleries, sporting goods, boutiques, shopping, golf, farmers markets, charming historic small towns and more within 10 - 45 minutes.

Convenient to Richmond, Fredericksburg, Williamsburg and Washington D.C. Less than 30 minutes to Urbanna and Virginia's famed and fabulous Oyster Trail, Award Winning Wineries and more.

For a tour of this amazing property visit www.KarinAndrewsRealestate.com.

Rarin Andrews (804) 445-5500

Over 1.5 miles of Shoreline and Tidal Marsh

