



*1067 Belle Aire Drive
Hardyville, Virginia*



SHAHEEN
RUTH, MARTIN
& FONVILLE
REAL ESTATE

TRAVIS POWELL
REAL ESTATE



Leave the hectic pace behind and chart your course for this Waterfront Retreat on Bush Park Creek just off the Rappahannock River. Welcome to a light filled, open floor plan with walls of windows for expansive water views. Inviting Creek Room with fireplace and vaulted ceiling that opens to chefs Kitchen with ample cherry cabinetry, stainless appliances and raised counter for seating. Perfectly sited on over 1.35 private, lush, landscaped Acres featuring 2304 sq ft with 3 Bedrooms and 2 Bathrooms. Primary Suite boasts access to seasonal porch with wide water views, walk-in Closet, and generous Bathroom. Another waterfront Bedroom with ensuite/hall Bath with sliding door to porch and waterside deck. Detached Two Car Garage with ideal Guest Suite above featuring Kitchenette and full Bath plus Dining and Seating areas making this an inviting home to share with family and friends. Venture waterside to Dock with two boat lifts, jet ski lift, fish cleaning station and mooring slip for the boating and fishing enthusiasts.

Whether you're relaxing on the deck, navigating the Rivers & Bay, this Coastal Home blends perfectly for seamless indoor to outdoor living.

Fishing for Your next Great Adventure?

Get Hooked on Family Fun and Come hideout Waterside and Soak in the Scenery!



Features:**1067 Belle Aire Drive, Hardyville, Virginia 23070**

Entry Foyer:	10' x 5'8	Coat Closet, Laundry Closet with Wire Shelving, Recessed Lights, Wood Floor
Kitchen:	18'9 x 17'6	Vaulted Ceiling, Stained Wood Cabinetry with Laminate Countertops, Stainless Steel Appliances, GE Monogram Refrigerator, Microwave, Wall Oven, Gas Cooktop, Range, Dishwasher, Trash Compactor, Double Sink, Cooktop Island with Raised Counter for Seating, Desk Area, Track & Pendant Lighting, Ceiling Fan, Wood Floor
Creek Room:	21'3 x 27'	Wide Water Views, Vaulted Ceiling, Gas Log Fireplace, Ceiling Fan, Wood Floor, Sliding Doors (2) to Waterside Seasonal Porches, Sliding Doors (2) to Waterside Deck Overlooking Creek
Primary Bedroom 1:	12'6 x 18'	Creek View, Plantation Shutters, Ceiling Fan, Wood Floor, Sliding Door to 12'7 x 11'7 Seasonal Porch
Primary Closet:		Walk-In with Wire Shelving, Pull Down Attic Access, Wood Floor
Primary Bath:		Skylight, Fiberglass Shower, Bathtub with Tile Surround, Double Sink Wood Vanity w/ Laminate Top, Recessed Lighting, Vinyl Floor
Bedroom 2:	12'5 x 11'8	Creek View, Plantation Shutters, Closet, Ceiling Fan, Door to Hall Bath, Sliding Door to Waterside Seasonal Porch, Wood Floor
Hall Bath:		Wood Painted Vanity w/ Laminate Top, Fiberglass Shower w/ Glass Door, Recessed Lights w/ Vent Fan
Bedroom 3:	15' x 11'	Plantation Shutters, Closet, Ceiling Fan, Wood Floor
Waterside Deck:	6' x 52'	Two Sets of Stairs to Waterside Lawn to Dock
Basement:	34.9' X 19.1'	Utility & Storage, Shelving, Crawl Space Access
Garage Apartment:	19' x 24'8	Guest Suite with Kitchenette with Wood Cabinetry with Laminate Countertop, Under Cabinet Refrigerator, Microwave, HVAC Mini Split, Central Vacuum, Ceiling Fan, Closet, Carpet, Full Bath with Tub Shower Combo, Painted Wood Vanity with Solid Surface Top, Exhaust Fan, Recessed Lighting, Vinyl Floor
Garage:	Detached 24' x 30',	2 Door with Pedestrian Door, Utility Sink, Electric Tankless Water Heater, Electric Tanked Water Heater, Central Vacuum, HVAC Mini Split, 200 Amp Service Panel, Generator Panel, Wire Shelving, Auto Door Openers
Exterior:		Vinyl Shake Siding, Insulated Windows & Doors, Composition Shingle Roof, Detached Garage with Guest Suite Above, Asphalt Driveway, Mature Landscaping
Waterfront:		Bush Park Creek to Rappahannock River, Elevated Creek View, Terraced Yard, Walkway to Dock
Dock:	5' x 72' with 12' x 16' L-Head,	8,000lb Boat Lift, 10,000lb Boat Lift, 11' x 8'6 Step Down Kayak Launch Dock, Fish Cleaning Station, Right Side Mooring Slip with 4' x 53' Finger Pier, 3-4' MLW +/-
Mechanicals:		20 kW Generator, (2) 200 Amp Service Panel (1) 125 Amp Service Panel, Electric Water Heater, Gas Tankless Water Heater, 1 Zone Heat Pump with Gas Furnace, Central Vacuum, Water Treatment System, Artesian Well, Septic System- 3 Bedroom

Although No Known Defects, All Appliances, Chimney & Flue Convey As-Is.
All Information Deemed Reliable Although not Guaranteed

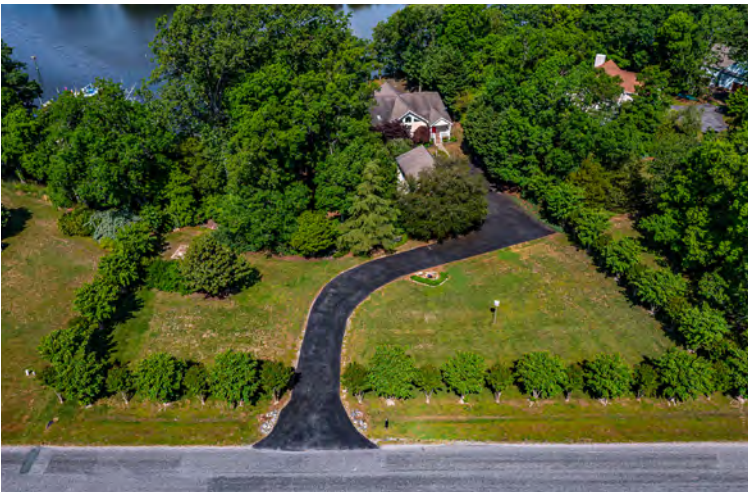










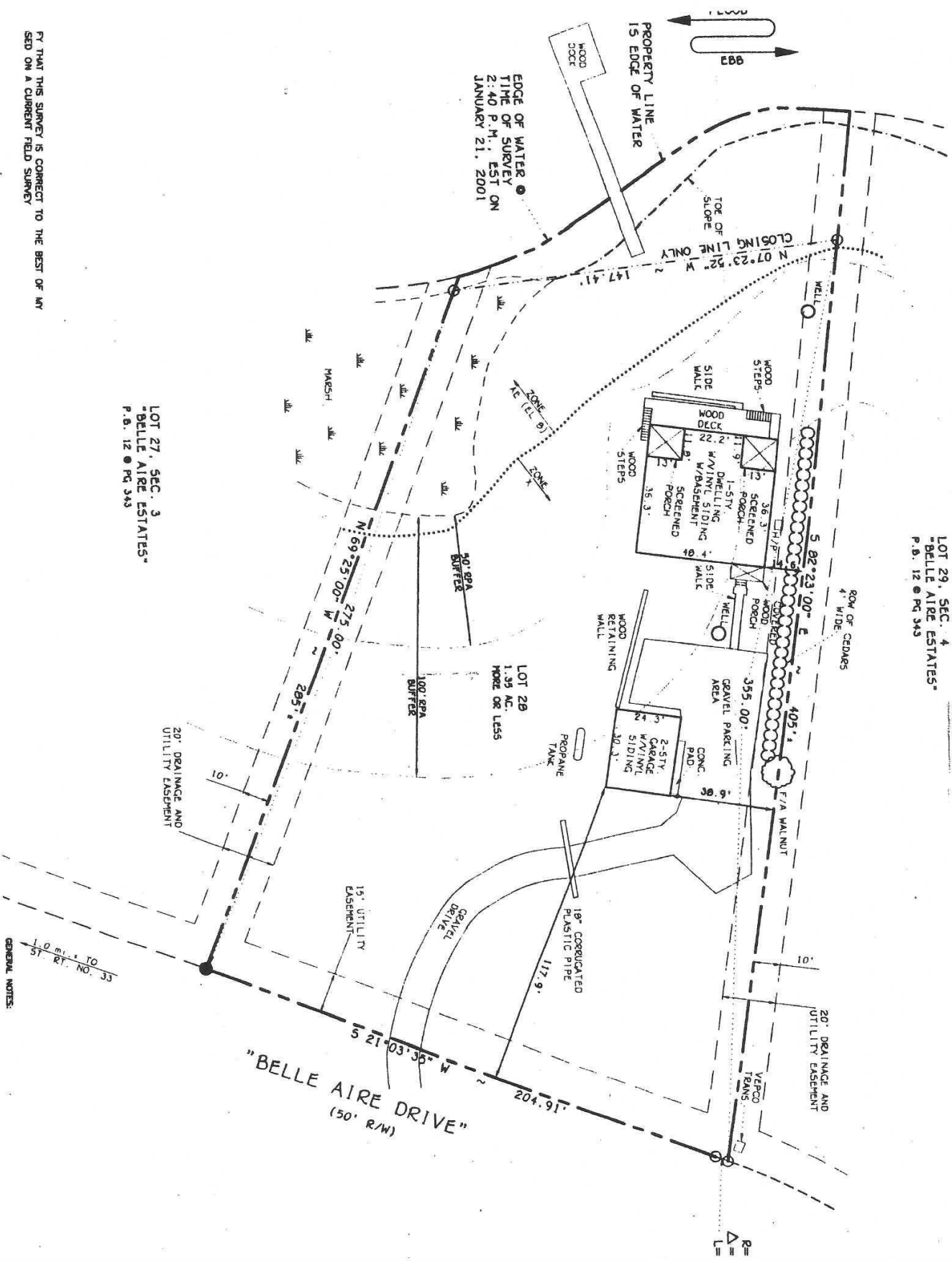




LOT 29, SEC. 4
 -BELLE AIRE ESTATES-
 P. 8, 12 & PG 343

LOT 27, SEC. 3
 -BELLE AIRE ESTATES-
 P. 8, 12 & PG 343

EDGE OF WATER
 TIME OF SURVEY
 2:40 P.M.; EST ON
 JANUARY 21, 2001



BY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY
 SKILL ON A CURRENT FIELD SURVEY

GENERAL NOTES:
 1.0 mi. = 70
 ST. RT. NO. 33



Ideal Middle Peninsula Location

- Hardyville is located only 90 minutes from Richmond
 - Close to Dining, Shopping and Healthcare
- Near Deltaville with Boating, Sailing, Fishing & Fishing Bay Yacht Club



Year Built: 2000

Acres: 1.35

**Square Footage: 2304 - Main
510 - Guest**

Tax Map: 39-14-28

Real Estate Taxes: \$2883



**SHAHEEN
RUTH, MARTIN
& FONVILLE**
.....
REAL ESTATE

Travis Powell, *Associate Broker*
804.512.2086

travispowell@srmfre.com

www.travispowellrealestate.com

