

**80 WESTBAY DRIVE
INDIAN CREEK
KILMARNOCK, VIRGINIA 22482**

CONSTRUCTION FEATURES

Built in 2002
Hardiplank Siding
Square Footage – 3,317 (Per County)
Roofing – 30 Year Architectural Shingles
Windows – Simonton 25 Year Warranty

MECHANICAL

3 Zone HVAC Heat Pumps
Electric Water Heater with Circulating Pump
Water Filtration System in Refrigerator and on Kitchen Sink
Buried Propane Tank - Community. Homes Individually Billed
Whole House Generator

HOUSE FEATURES

ENTRANCE FOYER

Coat Closet
Oak Flooring
Crown Molding
Powder Room with Oak Flooring and Pedestal Sink

LAUNDRY ROOM

Tile Flooring
Washing Machine – Commercial Heavy Duty Speed Queen
Dryer – Commercial Heavy Duty Speed Queen
Mop Sink

KITCHEN

Kitchen Renovated in 2022

Oak Flooring

Quartzite Countertops/Tiled Walls

Custom Built Cabinetry

Quartzite Center Island

Kitchenaid Refrigerator Double Doors/Freezer Below

Bosch Dishwasher

GE Microwave

Viking Gas Range & Fan

Undercounter Lighting

Pantry with Pull Out Shelves

Built-In Desk

Plantation Shutters

Pocket Doors

LIVING ROOM

Oak Flooring

Crown Molding

Propane Fireplace with Marble Hearth

Built-In Bookcases with TV and Surround Lighting

Wooden Shutters and Linen Curtains

Glass Sliding Door with Screens Opens to Back Stoop and Patio

Wet Bar with Granite Countertop, Bar Sink, Subzero Refrigerator, Built-In Cabinets with Mirrored Wall

DINING ROOM

Oak Flooring

Crown Molding

Tray Ceiling with Lighting

Wooden Shutters and Linen Curtains

PRIMARY BEDROOM ENSUITE - WATERSIDE

Carpeted

BATHROOM

Heated Tile Floor
Double Quartzite Vanity
Walk-In Tiled Shower
Handicapped Accessible

WALK-IN CLOSET

Carpeted with Ceiling Fan

SECOND LEVEL

LANDING/ SITTING AREA

Oak Flooring
Crown Molding

WALK-IN STORAGE CLOSET

WALK-IN LINEN CLOSET

GUEST BEDROOM WITH ENSUITE BATHROOM - WATERSIDE

Carpeted
Ceiling Fan
Double Closet
Opens to Porch

BATHROOM

Tile Flooring
Single Vanity
Tiled Tub/Shower

GUEST BEDROOM TWO WITH ENSUITE BATHROOM – WATERSIDE

Carpeted
Ceiling Fan
Single Closet

BATHROOM

Tile Flooring
Single Vanity
Tiled Shower

OFFICE/DEN

Carpeted

ATTACHED SINGLE CAR GARAGE

Refrigerator
Shelving
Flat Roof Replaced
New Garage Door Opener

ADDITIONAL FEATURES

First Floor has 10' Ceilings
Second Floor has 8' Ceilings
Solid Wood Interior Doors
Exterior Painted in 2024
Interior Painted in 2023
Open Porch on Second Floor with Ceiling Fan
Connected to ADT Smoke Detectors
Whole House Generator
Breezeline Internet
Shared Pier with Boat Slip with Boat Lift at Dock 2; 12' Water Depth

COMMUNITY AMENITIES

Gated Community

Gunite Swimming Pool Resurfaced in 2023-2024

New Mailboxes

Irrigation System

Grounds Maintained by Community Manager

Pool Clubhouse

HOA FEES

\$2,625/Quarterly Includes Grounds Maintenance, Irrigation System, Water, Septic, Pool, Clubhouse, Snow Removal, Trash Removal and Common Area Maintenance

Property Disclosure on File

Information provided deemed reliable, but not guaranteed

Information provided and measurements to be verified by Purchaser

Water Depth to be verified by Purchaser