

# Carter's Creek

97 Currell Cove Lane

One Level Built in 1972 Completely Renovated

1568 sq.ft | 0.80 acres

3 BD, 2 BA | Attached 2 Car Garage

One Fireplace | Waterfront Gunite Heated Pool

184' Rip-Rap Shoreline | 5'+ MLW on Protected Harbor

## PROPERTY IMPROVEMENTS & UPGRADES:

### 2025 (Approx. \$23,279 + boat lift cost)

- Boat lift upgraded to a 12,000-lb capacity. GEM remote control for lift
- New chandelier installed in dining area
- Lighting upgraded with added dimmer switches
- New outdoor shower system installed
- Gas logs cleaned, inspected, and fitted with a new starter
- Towel racks added in bathrooms
- Speed Queen stackable washer and dryer installed (manufactured 2024)
- Backyard landscaping enhancements completed
- Two kayak floats added at the dock
- New cordless pool vacuum purchased
- New pool lounge chairs added (to convey)

### 2024 (Approx. \$3,795)

- Mini-Mag 1,500-lb boat lift installed with 10' track

### 2023 (Approx. \$3,200)

- Gravel walkway added to the property

### 2022 (Approx. \$74,463)

- Full kitchen renovation including quartz countertops, GE Café stainless appliances, and new cabinetry
- Bosch heat pump installed
- Interior fully repainted
- Awning added to rear laundry room entrance

### 2021 (Approx. \$2,183)

- Gas log fireplace installed

### 2020 (Approx. \$1,004)

- Gutter guard system installed

### 2019 (Approx. \$141,399)

- In-ground gunite saltwater pool installed by Sevarq
- Gravel driveway installed
- Irrigation system and sod installed

### 2018 (Approx. \$76,994)

- Waterside porch addition completed
- New roof installed

- Exterior repainted
- Outdoor shower added

**2017 (Approx. \$11,000)**

- Landscaping improvements completed

## **ADDITIONAL FEATURES & AMENITIES:**

- Private dock with power and water offering approximately 5' MLW on Carter's Creek
- Dock includes large dockbox and flagpole
- Open-concept, modern layout seamlessly connecting the living, dining, and kitchen areas
- Separate study or TV room providing flexible living space
- Waterside primary suite with ensuite bath featuring a walk-in shower
- Dedicated laundry and mudroom with direct access to the garage and backyard
- Two guest bedrooms served by a hall bath with tub/shower combination
- Hardwood flooring throughout main living areas
- Tiled bathrooms
- Plantation shutters throughout the interior
- Updated double-pane windows
- Approximately 0.8 acres with professionally landscaped grounds offering exceptional privacy
- Fully fenced backyard
- Attached two-car garage
- Waterside firepit ideal for outdoor entertaining

## **UTILITIES:**

- **Power:** Dominion Power
- **Internet:** Breezelne
- **Propane:** NWP
- **Water:** Artesian Well