

**HERON WATCH**  
26249 Baylys Neck Road

*Available Through*  
The Kirkwood Group 1-800-343-3224



<b>Sbdv/Area:</b> Heron Watch	<b>Town:</b> Accomac	<b>State:</b> Virginia
<b>Zip Code:</b> 23301	<b>Tn. Taxes:</b> N/A	<b>Cnty. Taxes:</b> 976.15
<b>Tax Assmt.:</b> \$151,000	<b>Tax Map:</b> part of 88-I-E	<b>Flood Zn.:</b> C
<b>Instrument #:</b>	<b>Book:</b>	<b>Page:</b>
<b>Street surface:</b> paved	<b>HOA:</b> Heron Watch POA	<b>Dues:</b> \$120.00
<b>Elementary:</b> Accomacke	<b>Middle:</b> Nandua	<b>High:</b> Nandua
<b>Cvnt/Rstr.:</b> yes	<b>Apx. Age:</b> 17 yrs.	<b>Sq. Ft.:</b> 2300
<b>Waterfront:</b> waterview	<b>Water Body:</b> Parker's Creek	<b>Wtr. Ft.:</b> 244.6
<b>Waterview:</b> wide open view of Parker's Creek	<b>Other structures:</b> 12 x 25.6' Finished room over garage	<b>Lot Size:</b> 3.665 Ac. <b>Price:</b> \$425,000

**Remarks:** Meticulously cared for Victorian estate on Parker's Creek with access to Metomkin Bay. Lovely wooded area, with beautiful mature trees wrapping around tear drop shaped point on the water. Rolling hillside with all the quiet and privacy you desire. Wild fowl & wild life abound. Specimen plantings are wonderful, always something coming into view.

<b>Foyer:</b> 9' x 13'	<b>Living Rm.:</b> 13.5' x 19' w/ gas fireplace
<b>Dining Rm.:</b> 15' x 16'	<b>Kitchen:</b> 17' x 21' woodstove
<b>Family Rm./Sunroom:</b> 14' x 16'6"	<b>Laundry/Utility:</b> in kitchen
<b>Master BR.:</b> 14.5' x 19' (1st flr)	<b>Bedroom 3:</b> 19' x 20' (2nd flr)
<b>Bedroom 2:</b> 16' x 16' (2nd flr) w/ 12' x 16' playroom	<b>Bathroom 1:</b> 1st floor 10'4" x 8'8"
<b>Storage:</b> walk in closets	<b>Bathroom 2:</b> 2nd floor 8'4" x 13'1"
<b># Stories:</b> 2	<b>Floors:</b> ceramic tile & hardwood
<b>Exterior:</b> composite shingle	<b>Roof:</b> Shingle
<b>Foundation:</b> crawl space, block, brick	<b>Fireplaces:</b> one fireplace, wood stove
<b>Heating System:</b> baseboard 4 zone oil	<b>Basement:</b> N/A
<b>Appliances:</b> Sub Zero refrigerator, Dacor gas stove top & oven, Kitchen Aid dishwasher,	<b>Cooling System:</b> 2 zone central air, ceiling fans
<b>Water Heater:</b> gas	<b>Interior Features:</b> Pella thermo pane windows and doors, hardwood floors throughout, 2 full ceramic baths & kitchen. Custom Builder Martin
	<b>Garage:</b> 22' x 25' - 2 car detached w/ 12' x 26.6' large office above