

**5494 Bayside Rd.  
Exmore, Virginia**



<b>Sbdv/Area:</b> Hare Valley	<b>Town:</b> Exmore	<b>State:</b>
<b>Zip Code:</b> 23350	<b>Tn. Taxes:</b> N/A	<b>Cnty. Taxes:</b> \$1,069.09
<b>Tax Assmt.:</b>	<b>Tax Map:</b> 15C-A-17	<b>Tax Map:</b> 15C-A-18
<b>Tax Assmt.:</b>	<b>Instrument #:</b> 030000875	<b>Instrument #:</b> 070000025
<b>Street surface:</b> asphalt	<b>HOA:</b> N/A	<b>Dues:</b> N/A
<b>Elementary Sch.:</b> N/A	<b>Middle Sch.:</b> N/A	<b>High Sch:</b> N/A
<b>Cvnt/Rstr.:</b> none	<b>Apx. Age:</b> 39 yrs.	<b>Sq. Ft.:</b> 3008
<b>Waterfront:</b> N/A	<b>Water Body:</b> N/A	<b>Wtr. Ft.:</b> N/A
<b>Waterview:</b> N/A	<b>Renovated:</b> 2007	<b>Price:</b> \$235,000

**Remarks:**

- 1) Great commercial location for church, doctor's offices, professional offices, daycare, senior citizen center, technical training center, fitness center.
- 2) Adjoining lot next door included.
- 3) New Well May 17, 2005, 3 ton and 5 ton Trane heat pumps.

<b>Reception/Front Office:</b> 22' by 32'	<b>Fireplaces:</b> 1, Reception/Front Office
<b>Right side Office:</b> 10.5' by 19'	<b>Water/Septic:</b> Class III A well new 5/17/05
<b>Rear Office:</b> 15.5' by 15'	<b>Storage:</b> large closet in Front Office
<b>Left side Office/s:</b> 27'5" by 59.5"	<b>Exterior:</b> Vinyl
<b>Rest Room 1:</b> 6.3' by 8' handicap access	<b>Foundation:</b> cement slab
<b>Rest Room 2:</b> 8'5" by 11'6" handicap access	<b>Roof:</b> new 2006
<b>Appliances:</b> N/A	<b># Stories:</b> 1
<b>Foyer:</b> double doors w/ panic hardware	<b>Garage/Carport:</b> covered carport
<b>Interior Features:</b> wood paneling & trim, all offices have exterior doors except rear office, left side office suitable for conferences, classrooms, etc.	<b>Heating/Cooling:</b> 3 ton Trane heat pump, plus 5 ton Trane heat pump installed in 2007.

Please call the **Kirkwood Group** at **757-678-7500** to schedule an appointment  
or visit our office located on US Hwy. 13, Eastville, VA

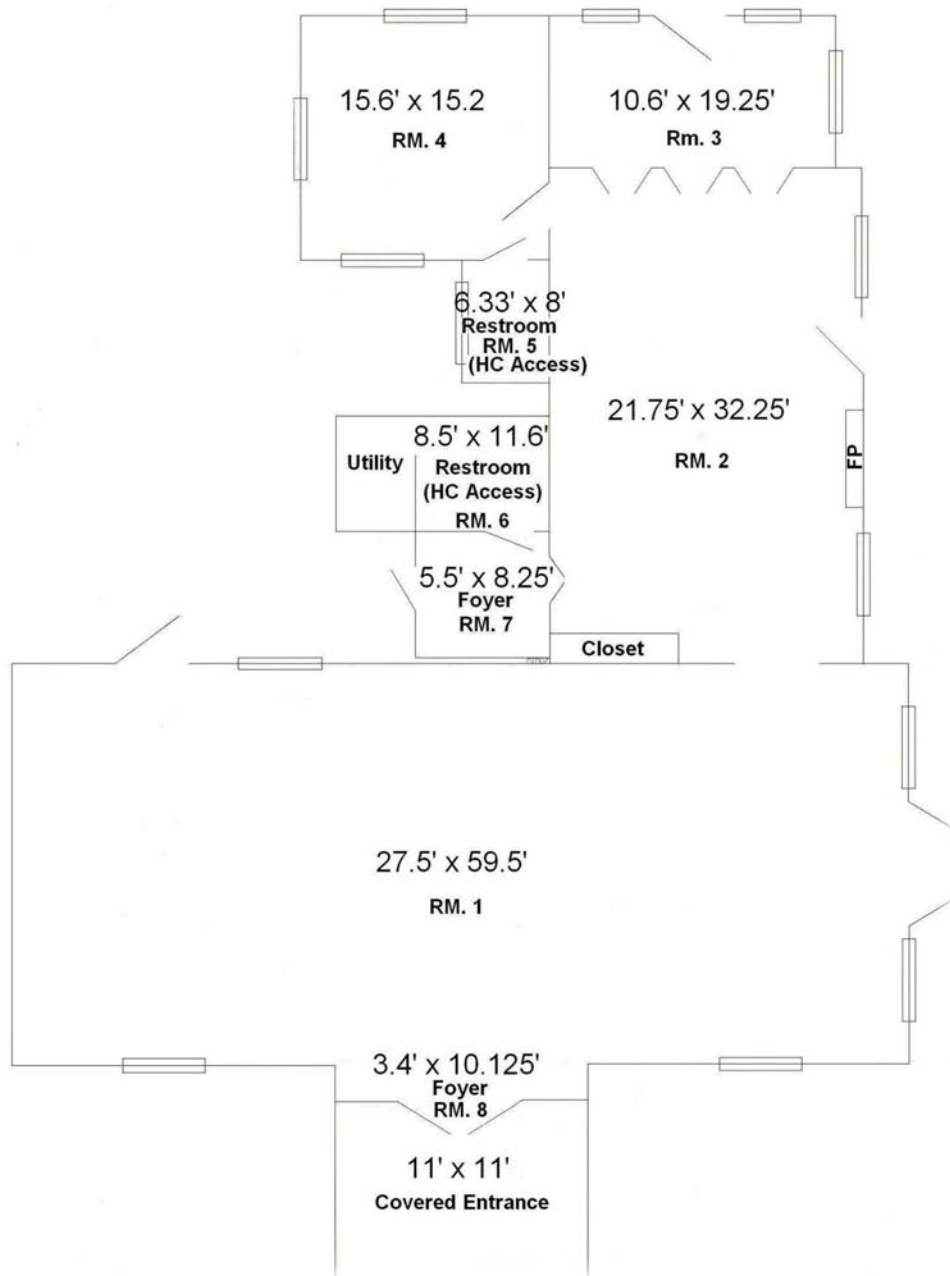
[www.kirkwoodontheshore.com](http://www.kirkwoodontheshore.com)

## 5494 Bayside Road Interior



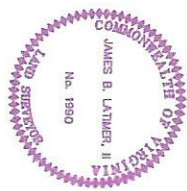
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<b>Rm. 1 – 27.5 x 59.5 =</b>	<b>1636.25 w/ 2 sets double doors and single doors</b>
<b>Rm. 2 – 21.75 x 32.25 =</b>	<b>701.44 knotty pine w/ 3 sets double doors and fireplace</b>
<b>Rm. 3 – 10.6 x 19.25 =</b>	<b>204.05 knotty pine</b>
<b>Rm. 4 – 15.6 x 15.2 =</b>	<b>237.12 knotty pine</b>
<b>Rm. 5 – 6.33 x 8 =</b>	<b>50.64 handicapped accessible bathroom</b>
<b>Rm. 6 – 8.5 x 11.6 =</b>	<b>98.60 handicapped accessible bathroom</b>
<b>Rm. 7 – 5.5 x 8.25 =</b>	<b>45.38 foyer</b>
<b>Rm. 8 – 3.4 x 10.125 =</b>	<b>34.43 w/ double doors with panic hardware</b>
	<b>3007.91 Total square footage</b>

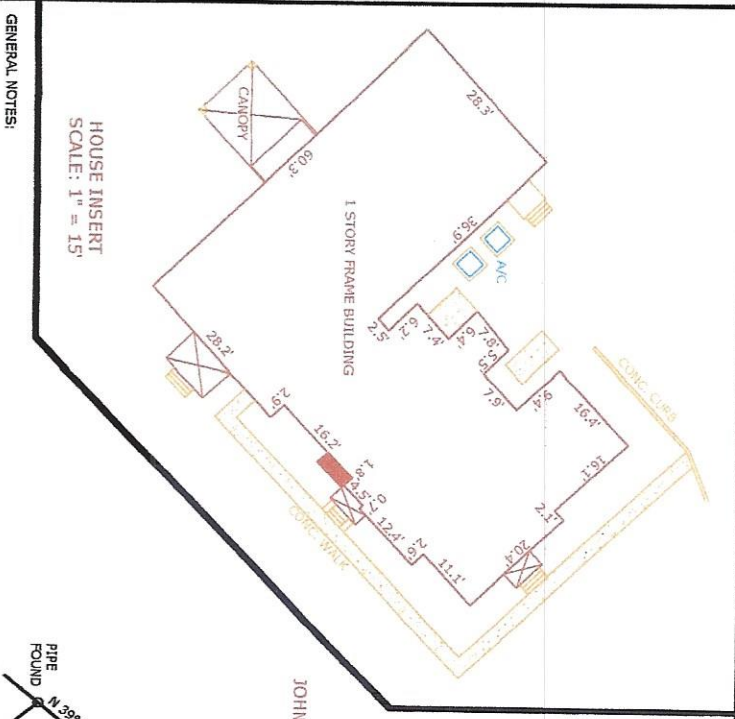
1. JAMES B. LATIMER, II, A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AT THE DIRECTION OF THE OWNERS AND THAT THIS SURVEY IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY THE DEED DESCRIBED HEREON AND THAT MONUMENTATION IS ACTUALLY IN PLACE OR WILL BE SET AT POINTS MARKED AS SHOWN HEREON AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT AND COMPLES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.



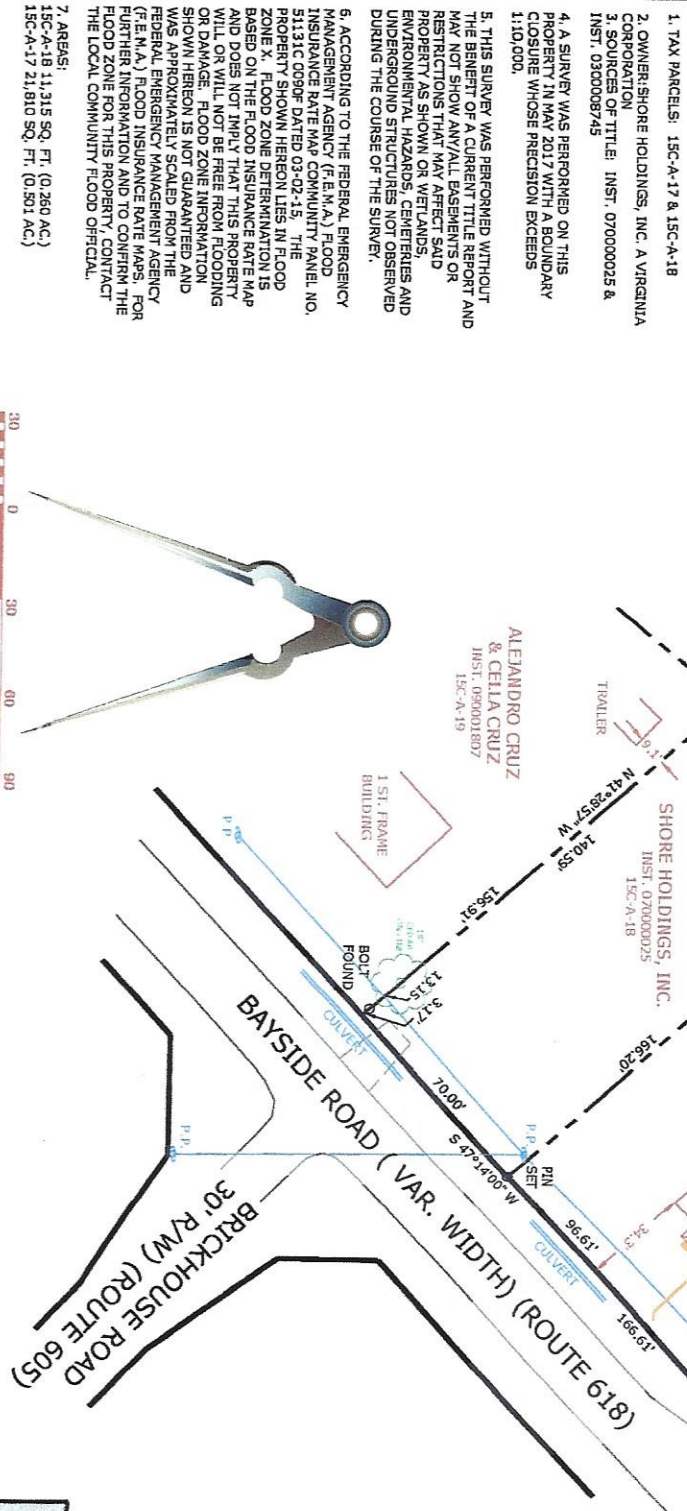
VA. DEPT. OF TRANSPORTATION  
 PROJ. 0618-065119 C-501



HOUSE INSERT  
 SCALE: 1" = 15'



GENERAL NOTES:  
 1. TAX PARCELS: 15C-A-17 & 15C-A-18  
 2. OWNER: SHORE HOLDINGS, INC. A VIRGINIA CORPORATION  
 3. SOURCE OF TITLE: INST. 070000025 & INST. 0300008745  
 4. A SURVEY WAS PERFORMED ON THIS PROPERTY IN MAY 2017 WITH A BOUNDARY CLOSURE WHOSE PRECISION EXCEEDS 1:110,000.  
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ANY/all EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN OR WETLANDS, ENVIRONMENTAL HAZARDS, CEMENTILES AND UNDERGROUND STRUCTURES NOT OBSERVED DURING THE COURSE OF THE SURVEY.  
 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 51131C 0099 DATED 03-02-15, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.  
 7. AREAS:  
 15C-A-18 11,215 SQ. FT. (0.260 AC.)  
 15C-A-17 21,810 SQ. FT. (0.501 AC.)



SURVEY OF PROPERTY  
 FOR  
**SHORE HOLDINGS, INC.**  
 & ASSOCIATES, L.L.C.  
 A VIRGINIA CORPORATION  
 LOCATED IN THE VILLAGE OF  
**HARE VALLEY**  
 FRANKTOWN DISTRICT  
 NORTHAMPTON COUNTY, VIRGINIA  
 MAY 23, 2017

JAMES B. LATIMER, II  
 & ASSOCIATES, L.L.C.  
 P.O. Box 1116, 21178 Sandale Road, Lawrenceville VA, 23043  
 (757) 331-4314 (H/N) (757) 802-1188 (W/N)  
 JOB NUMBER: 17-002 SCALE: 1" = 30'  
 DRAWN BY: CROCKETT BACK TRV BY: CROCKETT