



**HIGH KNOLL ESTATE
AT COUNTRY CLUB**



Sbdv/Area: Melfa	Town:	State: Virginia
Zip Code: 23410	Tn. Taxes:	Cnty. Taxes: \$7,781.00
Tax Assmt.:	Tax Map: 100-A-62	Flood Zn.:
Instrument #:	Book	Page:
	HOA: N/A	Dues: N/A
Elementary:	Completed: 1992	High:
Cvnt/Rstr.: yes	Renovated: 2008	Sq. Ft.: +/- 4500
Waterfront: 3,343 feet	Water Body: Taylor Creek	Wtr. Ft.: 2.5 ft. Mlw, 3343 feet
Waterview: extended view of main body of creek	Other structures: Cabana House with 2 car garage	Price: \$2,925,000 Acreage: 101 + acres

Remarks: Timeless, elegant and warm, this beautifully appointed, newly renovated 4,500 square foot four bedroom with upstairs gathering room, three and one-half bath, four fireplace residence on 101+ private acres, 3343 feet of magnificent waterfront on Taylor Creek and views of the Eastern Shore Yacht and Country Club, just minutes by boat to the Chesapeake Bay, a few miles to the quaint village of Onancock with its many fine restaurants, and less than 10 minutes from Accomack County Airport.

Foyer: 15'6" X 22'5"	Loft/Rec. Rm.: 18' X 19'
Living Rm.: 22' X 26'6"	Bedroom 2: 11'4" X 17'
Dining Rm.: 14' X 15'	Bedroom 3: 11'6" X 13'4"
Kitchen: 13' X 27'	Bedroom 4: 18'6" X 23' w/ 9'6" X 11'2" Walk-in cedar closet
Pantry/Back Foyer: 10'5" X 14'	
Master: 17' X 20' w/ 12' X 13'7" Dressing rooms	Bath 2: 7'7" X 7'7" Opens to bedrooms 2 & 3
Master Bath: 13' X 14'	Bath 3: 7'7" X 8' Opens to loft & bedroom 4
Guest Bath: 5'2" X 7'2" Half bath	Roof: New 50 yr. asphalt shingles
Screen Porch: 15' X 16'	Fireplaces: 2 Gas & 2 wood burning
Laundry/Utility: 7'5" X 7'5"	Basement: Wine cellar 7'9" X 10'4"
Other Rm.: 9'2" X 10'2" Heated dog kennel	Heating System: Geothermal & heat pump 2 new
Exterior: Wood siding, newly stained	Cooling System: Central A/C
Foundation: 5'9" Deep crawl space	Storage: Walk-in closets, attic w/ pull down stairs
# Stories: 2	Garage 1: 23' X 24' Attached
Appliances: New GE Profile; range, refrigerator, dishwasher, double wall convection ovens	Garage 2: 23' X 24' w/ 11'8" X 23'4" Cabana house with bath & galley kitchen
Interior Features: New kitchen cabinets, appliances and granite countertops, burglar alarm, smoke detectors, heated master bath floor, intercom, central vacuum, cathedral ceilings, washer/dryer, wall to wall carpet, wet bar w/ under counter refrigerator, in-ceiling speakers, built-in bookcases	Exterior Features: New dock with electric and water; in-ground pool, 2 wells, irrigation system, automatic generator, several fieldstone patios, fenced dog run from indoor heated kennel, decks off all upstairs bedrooms, cabana/ guest house Architecturally designed by Lewis A. Rightmier