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Description of Kirkwood Communities *and properties we offer in other Eastern Shore Communities*

Thank you for your interest in the the Kirkwood Communities. For your convenience, we offer these descriptions of each of our communities. Please check the price list for available sites.

Chesawadox offers high wooded ground across the cove from Hideaway Cove on the North Cove of the Nassawadox Creek. This quiet, pristine cove provides an abundance of fish and crab right off of the homeowner's docks. It is a beautiful, protected cove with immediate access into the Chesapeake Bay, offering beautifully wooded building sites with high banks. It is also a perfect site for those desiring privacy, natural beauty, abundant waterfowl nesting areas and a place for a small boat. There are protective covenants which would require a minimum of just 1,400 square feet of living space, with no time restrictions on when you build.

Clearview is a wonderful small community at the beginning of the Occohannock Creek. There are just two streets which are lined with crepe myrtle trees that bloom in a brilliant red throughout the summer months. This quaint community has several beautiful homes already established and others currently under construction. The roads are state maintained; there is a small waterfront common area maintained at just \$120 per year, per lot. There are protective covenants which would require a minimum of just 1,600 square feet of living space, with no time restrictions on when you build.

Green Landing offers three acre sites on a small, scenic creek with immediate access into the Chesapeake Bay. It's a great harbor for your fishing boat and is located just outside of Onancock, where you can enjoy the dozen or so restaurants and a movie theater. This is a brand new community offering entry level prices on beautiful, natural waterfront with plenty of water fowl, fishing, crabbing, or observing nature. There are protective covenants which would require a minimum of just 1,500 square feet of living space, with no time restrictions on when you build.

Gull Point is located on the Nassawadox Creek at its convergence with Warehouse Creek. This 1.7 acre site offers a wide panoramic view of the two creeks. The property is near the end of a scenic private road and offers some open space beneath a canopy of tall pines and hardwoods. It also features mature landscaping, beautiful vista views and easy access to the Chesapeake Bay.

Hideaway Cove is a small secluded community on a point near the mouth of the Nassawadox Creek. There are some beautiful homes in the community and a wonderful waterfront deck and boat landing common area. There are protective covenants which would require a minimum of just 1,600 square feet of living space, with no time restrictions on when you build.

This is a small waterfront community of just twenty-eight home sites where several beautiful homes have already been built. The community is just across the street from our larger beachfront community, the Peacefuls, on the Chesapeake Bay, and has the option, but not the obligation, to join the Peaceful Lakes Property Owner's Association and use the beach, pool, picnic areas, waterfront walkways and 72 acre nature preserve. The current fee is just \$185 per year.

Hunters Cove offers one acre plus home sites on a sloping hillside overlooking a protected cove of the Warehouse Creek with access into the Chesapeake Bay. The creek is renowned for its tremendous duck hunting, crabbing and speckled trout. The area is beautifully wooded with pines, dogwoods, and hardwoods, and offers high banks, wildlife galore, and a protected harbor for a small boat. The community is just minutes from the hospital and shopping. There are protective covenants which would require a minimum of just 1,650 square feet of living space, with no time restrictions on when you build.

The Peaceful Community is over 900 acres that has been divided into home sites that range from one acre to 15½ acres with an average site size of five acres. These sites surround a 72 acre nature preserve which adds to the privacy of the community and creates a wonderful harmony for living in a wildlife habitat.

At the "Peacefuls", we offer home sites in a park-like setting, where the Chesapeake Bay is lined with beautiful pines and hardwoods. We've built massive wood boardwalks over natural saltwater ponds that lead to a large sun deck on the beach.

The ponds are habitat for a variety of wildlife including Canada geese, egrets, blue heron, small shore birds, ducks and turtles that feed on the abundance of crabs and fish that enter the ponds with the bay tide.

A gazebo looks out over one of the ponds, creating a beautiful setting for you to enjoy the habitat. The spectacular sunsets over the Chesapeake Bay can be observed from the gazebo or the beachfront deck. The common area also includes an in-ground pool, picnic areas with large gazebos, restrooms and showers.

The community has state roads, underground utilities, and are well and septic approved. The annual assessment for the care of the common areas and lawn maintenance along the road sides is just \$185 per year. There are protective covenants which would require a minimum of just 1,600 square feet of living space, with no time restrictions on when you build.

A boat ramp is nearby at Morley's Wharf boat landing, which is on the Occohannock Creek and only minutes by boat to the Chesapeake Bay. There are many free County boat ramps, both seaside and bayside. Willis Wharf, Oyster, Quinby and Wachapreague have seaside boat ramps and Morley's Wharf, Harborton, and Cape Charles have bayside ramps.

Pleasant Cove Village offers a choice of cleared or wooded home sites with access to Johnson's Cove on the Occohannock Creek. The village is on a beautiful country road that winds through woods laced with dogwoods.

Sites range from one acre to over thirteen acres. Some are beautiful wooded sites suitable for hunting; others are cleared areas with views of the cove. The community is just minutes from shopping and the hospital. Boat ramps are just a few minutes away. There are protective covenants which would require a minimum of just 1,200 square feet of living space, with no time restrictions on when you build. There is a lovely waterfront picnic area by the end of the cove, with a gazebo where you can enjoy observing the many egrets, blue heron and osprey that live in the cove.

The Pleasant Meadows community is just .8 miles from Morley's Wharf boat landing, on the Occohannock Creek. This is a perfect site for those looking for an affordable vacation or retirement home near fishing and swimming, or for those who wish to build their home themselves with no time frame restrictions. This community has state roads, underground utilities, and well and septic certification for homes with up to four bedrooms.

We have placed no building restrictions, no minimum size requirements, and no time frame in which to build. You are welcome to camp while you build after obtaining a building permit. The sites are for single family residential use only.

The community offers two common areas for the owners to enjoy. The first is over 2½ acres of open space in the community to be used however the community wishes. The other is a lovely stretch of more than 350 feet of private beach and picnic area under the tall pines that line a beautiful sandy cove on the Occohannock Creek. There are picnic tables, benches, and in-ground grills available in the common area. The fee to maintain the two common areas is just \$120 per year. Next to the private beach/picnic area is Morley's Wharf, a public 150 ft. fishing and crabbing pier and a boat ramp with immediate access into the Chesapeake Bay. These facilities are free to use.

Solitude offers a beautiful waterfront estate property on the Mattawoman Creek among many historic homes. High banks and panoramic views are just a small portion of what this small subdivision of just three sites has to offer. It is located on the Wilsonia Neck, one of the most beautiful country areas of the Eastern Shore, with rolling farmland and wonderful waterfront homes. If you are planning a reproduction Colonial or Victorian, this is the site for you!

Sunset Shores is located on one of our finest sandy beaches, with miles of shoreline for walking and beach combing. There are just sixteen home sites of five acres or larger, all septic approved for homes with up to seven bedrooms. Build a main house and a guest house here with access to the beachfront and the Westerhouse Creek. Whether you are looking for a dream of a retirement site, great rental potential or a family compound vacation estate, this community is a perfect choice.

Turners Pride is a grouping of just eleven home sites that sits across the street from the Peaceful Beach community. The community does not allow trailers but requires just a minimum of 1,000 square feet of living space. This small community is a good choice for someone wanting a cabin or cottage near the boat ramps and shopping. This community has the option, but not the obligation, to join the Homeowners Association at Peaceful Lakes and have use of the beach and pool common areas in the Peacefuls. The current annual fee is just \$195.

Vaucluse Shores is a beautiful waterfront community at the convergence of the Chesapeake Bay and the Hungars Creeks, made up of beachfront building sites and sites on scenic coves of the Hungars Creek. The community offers, pool, tennis court, boat ramp, beach access in several locations, and walkways over a lagoon to its own barrier island. The community has hard-surfaced state and private roads and underground utilities. The annual assessment for the maintenance of the roads and common areas is just \$150. There are protective covenants which would require a minimum of just 1,200 square feet of living space, with no time restrictions on when you build.

Waverly is a wonderful new subdivision on the deep water, Hungars Creek. This community offers high banks out of the flood plain, and some sites with sandy beach. Enjoy the beautiful sunsets from your front porch while observing the sailboats and yachts cruising by! There are protective covenants which would require a minimum of 2,500 square feet of living space for a one-storey home and 3,000 square feet for a multiple-storey home. This site is located in a very exclusive area of the Eastern Shore and will become a wonderful neighborhood of large, exclusive homes on some of the most spectacular waterfront available.