

# REAL ESTATE AUCTIONS



**FRIDAY, APRIL 28TH, 2017 – 2:00PM**

**LINDEN HOUSE PLANTATION on 204 +/- ACRES in ESSEX COUNTY, VA 11770 Linden Ln., Champlain, VA 22438**

- **Manor House (circa 1825)** Federal Style house containing a gross floor area of 5,054 +/- sf. on 4 levels. The land features approx. 25 +/- acres open, 159 +/- acres of woodland, 19 +/- acres of wet land and 1 +/- acre pond.
- On the main level is the entry hall, off which is a large parlor w/fireplace, plaster walls and dentil crown molding. To the rear of the main floor is another parlor w/pine flooring, built-in bookcases and dentil trim. At the end of the hall is a sunroom. On the second level there is pine flooring, 2 bedrooms both with fireplaces and private bathrooms. On the third level there is pine flooring, 2 bedrooms and 2 private bathrooms

- **Carriage House** main level features a large living room/bedroom w/fireplace, ceramic tile flooring and bathroom w/Jacuzzi tub, tile flooring, vanity, toilet and corner shower. The upper level has pine flooring and includes 2 guestrooms each with connecting bath (tile flooring, corner shower, toilet and sink).
- **Reception/Banquet Building** The main level is designed for banquet and reception. It has 3 front entry doors, a large central banquet/dining area and includes women and men's restrooms. along with a commercial-grade kitchen. All buildings are serviced by well and septic. All buildings serviced by central AC and heat ● Tax Map: 19-57; DB 14/42; Zoned: A-1

**Only \$250,000 Starting Bid!!** Property Tours: Monday, April 17 @ 1:00pm SHARP and Monday, April 24 @ 1:00pm SHARP.



**FRIDAY, APRIL 28, 2017 – 4:00PM**

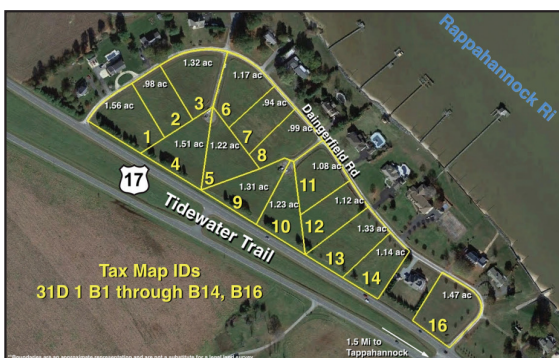
**12 BR/12.5 BA RAPPAHANNOCK RIVER FRONT MANSION on 2.4 ACRES on "THE GOLD COAST"—TAPPAHANNOCK, VA 467 Daingerfield Rd., Tappahannock, VA 22560**

- 12 BR/12.5 BA furnished brick home on 2.42 +/- acres (double lot) w/swimming pool, pool house, tennis court and 400' +/- dock-343' +/- of Rappahannock River frontage!!
- This home has 9,494 +/- sf. above ground and 3,984 sf. basement for a total of 13,478 +/- sf. of living space.
- 1,400 +/- sf. 3 car attached garage w/storage space and full bathroom
- Home features ornate chair rail, crown and base molding and wainscoting
- All of the bedrooms on the rear of the home have walk-out balconies
- This home MUST be seen to be appreciated, but some of the many highlights

are: 3 kitchens, formal dining room, sunken great room w/custom bar & 20'+ ceilings overlooking the river, formal living room, den/study, office/library, 9 fireplaces, huge master suite and bathroom, 4 staircases from main floor to 2nd floor, 2 staircases from main floor to basement, 3 handicap chair lifts for steps, multiple washer/dryer hook ups, 2nd floor den w/wet bar

- Public water and private septic system, Central vac system; security system; intercom system; water treatment system; out door shower
- The amazing pier/dock features boat lift, glass enclosed sun room w/ceiling fans, storage room w/sink. Dock has electricity and water.
- Tax Map: 31D-1-A-12A & 12; Zoned: R-2

**Only \$250,000 Starting Bid!!** Property Tours: Monday, April 17 @ 3:00pm SHARP and Monday, April 24 @ 3:00pm SHARP.



**FRIDAY, APRIL 28, 2017 – 4:15PM**

**15 RIVER VIEW BUILDING LOTS in DAINGERFIELD SUBDIVISION on "THE GOLD COAST" in TAPPAHANNOCK, VA Daingerfield Rd., Tappahannock, VA 22560**

- 15 plated lots in Daingerfield Subdivision fronting Tidewater Trail (Rt. 17) on the "Gold Coast" of Tappahannock, VA
- Ranging in size from just under an acres to 1.56 +/- acres, these plated lots have an excellent location, a wonderful neighborhood, only steps from the Rappahannock River and are perfect for builders as well as home owners. Offered individually and in groups of 3!!
- All lots have community access to the common area pier and concrete boat ramp into the Rappahannock River

- All lots are on public water and private septic ● Tax Maps: 31D-1-B-1 through 31D-1-B-16; Zoned: R-2

**Only \$10,000 Starting Bid!!** Please preview these lots at your leisure



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broker participation  
is compensated!!

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**at 540-226-1279**  
**with all inquiries**