

# Transitional, Single Family Residence - Kilmarnock, VA



## 2430 Bluff Point Road, Kilmarnock, VA, 22482

Offered at \$2,900,000

Sunnyside Farm on Indian Creek. Don't miss Rare opportunity to own a Waterfront Property with a 1969, 3,200 +- SF. home ready for Architect's Transformation or new home. Parcel is 65+- acres, 4,400+- FT. of shoreline, 1400 Ft+-of road frontage. LOCATION is the PRIME reason for considering property. By Water, location offers awesome waterfrontage, dock, shoreline bulkhead and natural grasses. A marina for gas and repairs less than a mile away and a 10-15 minute boat run to the Chesapeake Bay. By Land, property is 1+ mile from Indian Creek Yacht and Country Club offering golf, tennis, docks, pool & terrific restaurant. It's fun for all ages. Location also only 3-4 miles from Kilmarnock for shopping, dining, local events, hospital, YMCA and compass entertainment park. Possibilities for this LOCATION include: (1) Private waterfront farm for boating with land for animals, orchards and gardens; (2) PERFECT location for a waterfront cluster development along the shoreline for individual cottages with land amenities. or (3) A waterfront home development. Surrounded on 3 sides by water, LOCATION is perfect for Private Residence or Development Potential.

4 Bedrooms

4 Bathrooms

3,077 sqft

65.2 acre (lot size)

Built: 1969



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