

WELCOME HOME

1198 COAN HARBOUR DR
LOTTSBURG, VIRGINIA 22511



PROPERTY DETAILS

Deep water access, thoughtful craftsmanship, and easy single-floor living come together in this custom-built home located within a quiet waterfront community. Wider doorways throughout the home add accessibility and ease, while the open-concept kitchen, dining area, family room, and living space create an inviting setting for both everyday living and entertaining beneath vaulted ceilings filled with natural light.

PRICE

\$649,000

BED/BATH

3 / 2

SQFT

1,804

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Information Herein is Believe Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.

ABOUT THE HOME



ACREAGE +/- 1.01 AC

YEAR BUILT 2025

WATERFRONT Coan River | 5+ ft MLW (to be confirmed by buyer) | 138 ft of frontage | pier with water and electricity

OPEN CONCEPT living room | dining area | kitchen | wet bar | family room

KITCHEN large island with seating | abundant cabinetry | stainless appliances | wet bar



FLOORING hardwood | carpet | tile

EXTERIOR stamped concrete sidewalk | covered front porch | waterside deck

UTILITIES Northern Neck Electric | Breezeline internet | septic system | well | AC IQ high-tech heat pump

COMMUNITY AMENITIES boat ramp

HOMEOWNERS ASSOCIATION Coan Harbour Estates | \$25/year

