

# LOT 17A POTOMAC LANDING DRIVE

KING GEORGE, VA 22485 | MLS #: KG9691215

**\$849,000** | 4 BEDS | 3 BATHROOMS | 2 CAR DRIVE UNDER GARAGE | 3200 SQUARE FEET



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THIS WATERFRONT HOME IS TO BE BUILT. ELEVATIONS AND OPTIONS VARY. WATERFRONT HOME/LOT PACKAGES STARTING AT \$699,000. ENJOY YOUR OWN SANDY BEACH JUST MINUTES TO 95/STAFFORD OR DOWN TOWN FREDERICKSBURG. HIGH SPEED INTERNET, PUBLIC WATER AND SEWER. ALL, WITHIN WALKING DISTANCE TO RESTAURANTS AND A FULL SERVICE MARINA IN THE GOLF CART COMMUNITY OF POTOMAC LANDING. LOT MAY BE SOLD SEPARATELY. ONLY 1!! Lot can be purchased seperatly for \$399,000.

**Directions:** From Fredericksburg: Route 1 Or I-95 To Route 3 East For 16.7 Miles. Turn L On Comorn Road (Rt 609) Then R On Comorn Again For 2.3 Miles. Turn R At Stop On 218 Then 1st L onto Potomoac Landing Drive. R at stop sign to end lot on right.

- Waterfront Lot w/ Amazing River Views
- 2nd & 3rd Floor Master Bedrooms
- Main Level In-Law Suite - 2nd Floor Guest Suite
- 2nd Floor Family Room
- 3rd Floor Recreation Room
- Entertainment Designed Floor Plan
- HOA Dues Only \$450 Annually
- See Video For Community Amenities

## AGENT INFORMATION

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## ABOUT SCOTT CLEVELAND

Scott Cleveland received his real estate license in 1986 and is dedicated to finding the best home for families in Virginia. Through his ventures with real estate, Scott brings valuable insight from 31 years of industry experience to any person looking to buy, sell, or rent their property in Virginia. He has worked for The Commercial Silver Compa...

Disclaimer: All information deemed reliable but not guaranteed.