

# 28 TIDES ROAD

KING GEORGE, VA 22485 | MLS #: VAKG101020

**\$349,900** | 3 BEDS | 2 BATHROOMS | 2 CAR GARAGE | 1460 SQUARE FEET

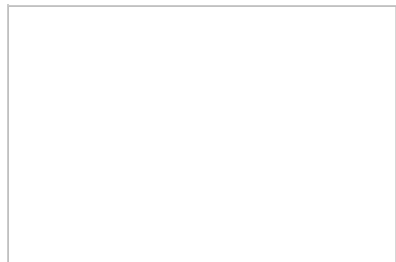
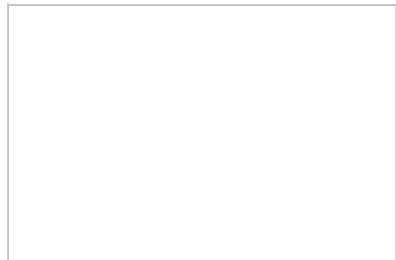


View Online: <http://www.mysinglepropertywebsites.com/70754>  
For Instant Photos: Text 238816 To 415-877-1411

Beautiful low-maintenance rambler in the sought after waterfront community of Potomac Landing. Enjoy all the amenities of this golf cart community that boasts public water/sewer and has its own riverfront boat ramp and dock, private fishing lake, tennis courts, picnic areas, private beach. Neighboring access to full service marina and 3 restaurants. Pics reverse FP (previous build with options).

**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 For .6 Mi. Then L At Signs Into Potomac Landing. Turn Right at stop sign to first left onto Potomac landing Dr to first right onto Tides. Homesite on left (1st open lot).

- Waterview - Water Access
- Golf Cart Certified Community
- Resident Boat Ramp & Pier
- Tennis - Fishing - Basketball
- Single Level Floor Plan
- "To Be Built" (Takes 120-150 Days)
- Pick Flooring & Colors
- Spring Delivery



## AGENT INFORMATION

**Scott Cleveland**  
P: 540-834-3200  
M: 540-834-3200  
License # 0225191567  
scottvare@gmail.com  
www.scottvare.com

**RE/MAX Supercenter**  
7185 Kings Hwy  
King George, Virginia 22485

## 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.