

1181 CAROLINE ST.



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PORT ROYAL, VIRGINIA 22535



**Wes Atiyeh**

Managing Broker, REALTOR®

**(804) 370.0401**

[Wes.Atiyeh@JoynerFP.com](mailto:Wes.Atiyeh@JoynerFP.com)

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## THE HOME

### First Level

Foyer:	18'8" x 10'7"
Office/Study:	11'6" x 12'8"
Dining Room:	12'7" x 13'5"
Kitchen:	26'11" x 19'3"
Family Room:	17'7" x 18'9"
Primary Bedroom:	21'0" x 13'3"
Laundry/Utility:	11'6" x 5'11"

### Second Level

Bedroom 2:	13'1" x 12'11"
Bedroom 3:	14'9" x 13'4"
Bedroom 4:	15'1" x 13'0"
Bedroom 5:	12'10" x 13'5"

### Basement

Rec Room:	37'8" x 18'3"
Additional Room:	24'4" x 13'2"

## THE FEATURES

- Waterfront all-brick Colonial on the Rappahannock River
- Chef's kitchen featuring Stilestone countertop, spacious island for 6, Wolf 5-burner gas range with hood, stainless steel appliances, butler's pantry & elegant tile floors
- Spacious family room with see-through gas fireplace, & floor-to-ceiling windows framing the water
- Large primary suite with hardwood floors, tray ceiling, wet bar, see-through fireplace, sitting area, & ensuite bath
- Four large bedrooms upstairs with Jack-and-Jill baths
- Full basement with kitchenette, full bath, & private access
- Savaria elevator connecting all 3 levels
- Fenced-in rear yard with storage shed & path to dock
- 3-car garage with pedestrian door
- Covered back porch with raised planting area
- Dock, covered boat lift, & 2 separate jet ski lifts

## THE DETAILS

Bedrooms:	5
Bathrooms:	4 Full, 1 Half
Date of Construction:	2013
Square Footage:	5,777
Roofing:	Dimensional
Siding:	Brick
HVAC:	2-Zoned, Electric
Utilities:	Well Water, Conventional Septic
Schools:	Bowling Green Elementary Caroline Middle Caroline High

