

## ***460 Sebastian Avenue, Colonial Beach, VA 22443***

This exquisite waterfront home is located on 4.26 acres in Paynes Point, a 58-acre subdivision on the banks of the Potomac River and Mattox Creek in historic Westmoreland County. Designed with only 17 parcels, this spacious land plan offers lots of privacy for each property owner—very unique to a waterfront community.

### **Home Highlights:**

- Custom-built, 4 Bedroom, 3.5 Bath home with spectacular water views, desirable open floor plan and bright southern exposure
- Great Room with expansive windows, vaulted ceiling, hardwood floors, gas/wood fireplace, and built-in bookcases
- Gourmet kitchen with vaulted ceiling, custom cabinetry, large center island and upgraded appliances: Commercial Wolf dual-fuel, six-burner stove with griddle and double ovens; Sub-Zero refrigerator; Bosch dishwasher
- Formal dining room with crown molding and chair rail
- Main level Master Bedroom with hardwood floors, ensuite bath with soaking tub and separate tiled shower, and huge walk-in closet with custom storage. Two additional main-level bedrooms with shared bath and private 4<sup>th</sup> bedroom with ensuite bath on second floor
- Solid hardwood flooring, ceramic tile and carpet; solid six-panel doors
- First floor laundry room with utility sink and storage
- Full unfinished basement with exterior entrance and bathroom rough-in
- Screened porch and large composite deck with beautiful water views
- Three-bay attached garage and paved driveway
- Zoned HVAC, two 50-gallon hot water heaters and central vacuum system
- HardiePlank siding, Andersen windows, composite decking
- Hot Springs Spa hot tub off of Master Suite

### **Property Highlights:**

- 4.26 acre lot off quiet cul-de-sac with 350' of waterfront on Mattox Creek
- 190' L-shaped dock on protected water with 50 and 30 amp electric service and water