Seaside Waterfront
SECLUDED 35 ACRE OCEANSIDE WATERFRONT RETREAT
MLS#55550   $635,000

For more information about this listing, see the Parr Properties ad on Page 8
ATLANTIC ST
Large 3 acre corner lot, gated waterfront community, water access from pier, minutes from Chincoteague
$35,000

PINEY ISLAND RD
Water views of Assateague Channel, Lighthouse, Ponies and wildlife, 3 bedrooms, 2.5 baths
$129,000

CHARMING CAPE COD ON ONE ACRE
Located near the quaint seaside town of Quinby. This home offers 4 bedrooms and 2 baths with large yard. Close to public boat launch.
$235,000

MADDOX BLVD
Commercial property, over 3000 sq ft, 115 ft of road frontage, 10+ parking spaces, great location
$437,000

PETTIT RD
Nice lot with road frontage, close to access for boating, fishing and kayaking, close to Chincoteague
$36,000

WAYNE RD
Ranch style home on two lots with a lighthouse view. Well cared for. Includes 3 bedrooms, 1.5 baths, large deck and yard, attached 2-car garage and more.
$399,000

WELLINGTON NECK RD
Waterfront lot on cove of Warehouse Creek in Franktown, includes private dock
$95,000

CAPTAINS COVE LOT
Cleared lot in golf community. Lot size is 11,755 sq ft. Amenities include golf, pools, restaurant, club house and water access. Close to Chincoteague and Ocean City.
$7,000

WHITE TAIL LN
Nice 1.5 acre lot in the Village at Deer Point community, close to shopping and dining
$39,900

OCEANVIEW CT
Seaside lot with deep water, amazing views, gated community, access to Atlantic Ocean
$129,000

DEERPATH RD
Several lots available, access to Assawoman Creek, private, starting at
$27,000

PINE DR
Waterview lot, partially wooded, Bio-Coir sewage system installed, water/boat ramp access
$159,000

Angie Abell, Broker
Jennifer Huether, Realtor
Duane Gladding, Realtor

Visit our website for complete listings: www.beachbayrealty.com
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Eastern Shore Real Estate Postings — Page 2 — August 2022
Looking For Prime Eastern Shore Property?

Real Estate is still HOT in the Heat of Summer! it is a great time to buy your Dream Home or Lot to build on!

Call 800-258-3437 for our Free Waterfront Catalog or visit us online at BlueHeronVA.com

Waterfront Home, 2800 sf with 3 bedrooms & 2 baths, on 2 acres with Dock & great water views. $579,000

Prime Fairway lot in the Signature Village of Bay Creek. Enjoy beach, golf, pools and trails. $164,900

Custom 3757 sf, 4 Bedroom 3 Bath Beach Access home on 1.28 acres. Chef’s kitchen, custom woodwork, high ceilings. $735,000

Boating Lots

1 Acre Lot in Tower Hill w/dock! Just outside Cape Charles. Close to shopping, amenities, etc. $125,000

2.2 acre wooded lot with High elevation, good water depth, easy cruise to Chesapeake Bay. $250,000

Beautiful 4 bedroom 2-1/2 bath home in country setting on 5+ acres with gazebo and back patio. Access to community pool & beach close by. Open kitchen, spacious living & dining rooms. $425,000

Town & Country

8+ Acre Beachfront Lot w/600 feet of beachfront, tidal salt marsh, and pond frontage too! $595,000

Blue Heron Realty Co.

8 acres

2.5 acre Beachfront lot with High elevation, incredible views of Chesapeake Bay. Sand Beach! $695,000

113 Mason Avenue
Cape Charles, VA 23310
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Licensed in VA

7134 Wilsonia Neck Drive
Machipongo, VA 23405
757-678-5200

“Specializing in Prime Properties on Virginia’s Scenic Eastern Shore”

Information contained herein believed accurate but not warranted.
Let us help you find your place in the sun!

CHINCOTEAGUE ISLAND
MLS 56265  2 BR/1 BA  $285,000
Rockfish cottage is a Lovely 2 bedroom beach cottage with large fenced in yard with Garden shed. There is a floating deck suitable for dining and relaxing, with a peek-a-boo view of the bay. New Appliances and new flooring in the kitchen. Sold furnished (excluding artwork) and ready to rent. Easy walking distance to downtown and a quick ice cream on Maddox! The cottage is currently renting weekly and showing availability will reflect that.

Margaret Nichols
Owner/Broker
MargaretNichols76@gmail.com

W Todd Crosby
Realtor
ChincoTodd@gmail.com

OLDE MILL POINTE
MLS 51500  $65,000
Lot 65 is a beautiful waterfront lot in Olde Mill Pointe, overlooking Little Mosquito Creek PLUS overlooking the community freshwater pond that is great for kayaking, fishing or canoeing. The development has a saltwater pool that is great for picnics and evening swims in the enclosed patio area. Totally cleared and ready to build on. Community borders on scenic waterways with access to Chincoteague Bay for your boating pleasures. Gated community now and only accessed by code. Ready to go and enjoy.

CHINCOTEAGUE ISLAND
MLS 56104  3 BR/2 BA  $187,500
You better hurry on this one! Kitchen totally remodeled, well maintained 2007 Redman’s Trailer with HUGE screened in porch and separate grilling porch for those cookouts! Oversized sink for those crab pot clean ups, full-size washer/dryer, walk in closet in master bedroom with own private HP shower, Open concept and split bedroom set up, beautiful flooring, move in ready and private area.

OLYSTER BAY II
MLS 56083  $47,000
Private cul-de-sac lot in Oyster Bay II. Short distance to downtown Chincoteague and the beach! Build your dream home here and if you want more land, purchase the adjoining lots as well! Endless possibilities for sure. The development has its own fresh water lake and neighborhood is quiet and off the beaten path. Residents enjoy the birds and assorted wildlife here. Many custom homes are going up. Join in and become a resident.

W Todd Crosby
Realtor
ChincoTodd@gmail.com

Margaret Nichols
Owner/Broker
MargaretNichols76@gmail.com

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Eastern Shore Real Estate Postings — Page 5 — August 2022

MLS #55140
Noks Landing Road
Situated on a large 1.7 acre lot, this home boasts a large living room, kitchen, dining room, den/sunroom, with vaulted ceilings, MBR & BA, additional BR, full BA, and office. Second story has a large suite with sky lights, full BA. In addition second floor has large storage area. Perks include: bamboo flooring, Andersen windows, 2x6 walls, central vacuum system, new heat pump, front porch, deck & large garage, with backstop drive.
$437,000

MLS #56141
Cropper Street
Commercial Zoned and just steps from Historic Downtown Chincoteague and the Downtown Waterfront Park, Boat Launching Ramp, Fishing Piers, and more! A Unique business opportunity. Large Commercial Storefront with an Apartment and Large Workshop above with room for another large apartment. This package also includes a Gorgeous Chincoteague Style Two-Story residence with K, UR, LR, Den, DR, 2Br, 2Ba, and enclosed front porch. Original Wood floors, Fireplace, First floor Bedroom and more. A very well kept and loved property. Call for more details.
$669,000

MLS #55846
Deep Hole Road
This Island Townhouse boasts Living Room, Kitchen, 1st floor Bedroom and 3 Bedrooms upstairs, 2-1/2 Baths. The open back deck is the perfect place to enjoy a good book and a glass of sweet tea, relaxing for your summer enjoyment.
$264,000

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CAPTAINS COVE 757.824.5195

CAPE CHARLES
56127: West Indies Style 4BR/3BA open concept home with plenty of natural light. 3rd floor “look out” room with wet bar and deck. Each level has decking full width of home. Too many upgrades to list! $849,000

CAPE CHARLES
56056: One of a kind 4BR/3.5BA beach house with breathtaking panoramic views of the Chesapeake Bay. 1.43 acres of seclusion surrounded by nature conservatories. Established vacation rental. Too many features to list! $1,699,000

CAPE CHARLES
56177: Elegant 5BR/3.5BA Victorian with all period details intact! Beautiful wrap around porch and large screened area. Custom kitchen, fabulous sunroom, updated bathrooms and large dry basement. Great rental potential! Walking distance to the beach! $959,500

CHINCOTEAGUE
56253: Coastal Style Home w/ Panoramic Bay & Sunset Views! Check out this beautiful waterfront 4 bed, 3 bath, coastal-style home situated on Marsh Island with a dock! Successful turnkey vacation rental! $1,200,000

Call Long & Foster for Luxury Listings on Virginia’s Eastern Shore

Susie Charnock
300 Mason Ave #A
Cape Charles, VA 23310
Direct Line: 757-678-6694
Office: 757-331-2500
azucena.charnock@LNF.com
SECLUDED 35 ACRE OCEAN SIDE WATERFRONT RETREAT

on Whites Creek at Metompkin Bay/Crippen Creek waterways. Lodge style home with custom milled cypress paneling & cabinets, large brick hearth with Fisher wood stove/fireplace, spacious great room, 2 master suites, lots of windows/views & light. Small 2nd floor kids loft w/spiral stairs for bed/play space. Recent standing seam metal roofing & awnings. Large deck and pier leads to 24’ x 30’ creekside deck/dock with small skiff access. Just a short ride to Barrier Island Beaches, including Gargatha Inlet. Property includes a large barn with 5 bays and a modern, spacious 1 bedroom second floor residence with beautiful views & Balconies. Direct fiber optic to the home broadband service, 2 generators. Potential for subdivision into 2 waterfront farms.

Bill Parr, Broker
757-373-6198
22493 Lankford Highway • Cape Charles, VA
WWW.PARRPROPERTIES.COM

MLS#55550

Offered at $635,000
SCENIC 713 ACRE OCEANSIDE
WATERFRONT FARM & FOREST

Adjoining the spectacular Virginia Coast Reserve Waterways and Barrier Islands

Waterfront Development Property w/extensive seaside shoreline & existing piers for 20 boats with scenic nature walkways. Includes 225 acres upland fields and forest subdivided into 21 small farm/residential parcels from 11 to 30 acres each for development or long term estate planning which also provides conservation opportunities. A 348 acre marsh island is included with winding creeks and oyster grounds and prime waterfowl hunting areas. Over 7,000 linear feet of gravel roads and drainage have been installed, along with underground power to serve all of the property. (One lot is sold/occupied.) The property zoning is ES/R-A1 Agriculture. Many possibilities, this is a great property for a hunt club or a family compound. Developing the existing subdivision for new home construction is an option, as is a conservation type recreational area. Priced at a million dollars under tax assessed value! Access to the dock by water is from the Ramshorn Channel waterway approximately 6 miles north of Oyster Harbor. World class saltwater fishing & barrier island beaches just minutes away. Excellent deer & small game hunting.

“Your Eastern Shore Connection…”

800-316-7277

MLS#55751

Offered at $3,950,000

Seaside Northampton County
By Sharon Lukens, executive director
Eastern Shore Association of Realtors®

In both Accomack and Northampton counties, activity is comparable or a little down from June last year and last month.

The exceptions in Accomack County are the residential median price of sold houses (about 19% higher in first six months of 2022 compared to 2021) and the list to sell ratio on land properties (91% higher first six months of 2022 compared to 88% in first six months of 2021).

The Northampton County exceptions are pending listings (down 50% month over month) after a big one-month jump in May and residential closed listings (down 46% year over year).

In an article released early in July by National Association of Realtors Research stated, “Compared to one year ago, the monthly mortgage payment rose to $1,842 from $1,220, an increase of 51%. The annual mortgage payment as a percentage of income inclined to 24.4% this May from 16.9% a year ago ... largely due to higher home prices compared to modest gains in median family incomes and higher mortgage rates.” (source: https://www.nar.realtor/blogs/economists-outlook/housing-affordability-drops-as-mortgage-payments-spike-51-from-may-2021)

John McGoldrick, president of the Eastern Shore Association of REALTORS, says, “While this may mean owning a home is more costly than it was a year ago, there are still good deals to be had here on the Shore, and homes and land are moving fast. Days on market are averaging 20-25% lower than they were last year.”

If you’re thinking about buying or selling, a REALTOR® member of the Eastern Shore Association of REALTORS® is your best bet to help you navigate the real estate waters.

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MLS# 55348
Ole Rd, Melfa VA
Looking for a great spot to build your get away home? Does fishing run through your veins? This lot is just outside of the Wachapreague - the fishing capital of the world!
$30,000

MLS# 49422
Church Rd, Onley VA
This 16 acre parcel is located between Accomac and Onley on Church Rd. It is cleared and classed as single family suburban.
$175,000

MLS# 56026
Country Club Rd, Melfa, VA
Beautiful lot with just the right amount of trees for shade, located just 2 minutes from the newly built Country Club. You can join the Country Club and enjoy golfing, swimming, tennis, lovely lunches & dinners! Or not join and just enjoy living in a lovely community, minutes away from shopping, restaurants & the hospital.
Approx 15 miles to bayside boat ramps in either Harborton or Onancock. Three bedroom septic & well already installed. Owner financing may be possible.
$45,000

MLS# 39585
Schultz Landing Rd, Parksley VA
This is one of the most tranquil places to build your home I’ve seen! 7.59 acres over looking beautiful marshes and the swirling curves of Parker’s Creek. Deer, Blue Herons, Egrets all await your viewing pleasures! 2.7 acres are highland, plenty of room for your dream home, and the rest is paradise! There are some restrictions set in place to keep your property and others around yours value in tact. Well installed and Community Dock included! If you have a big boat, don’t worry - there’s a public boat ramp just minutes away - Parker’s Creek opens to Metompkin Bay - then to the Atlantic ocean! Must see this rare gem! Don’t let this one pass you by! Bring your kayak, canoe and your house plans to build your dream house on this oh so dreamy lot! It’s been REDUCED !!!
$110,000

MLS# 49489
Clearwater Way, Exmore, VA
A beautiful water front lot on the south shore of Nanuia Creek, located in the subdivision of Bay Haven with protective Covenants and restrictions. The lot views the Chesapeake Bay.
$275,000

MLS# 55202
Sunset Dr, Painter Va
Cedarview Beach is a small community on Bayside overlooking the Currituck Creek which opens to the Chesapeake Bay. Come build your dream house!
$45,000
7314 Shad Landing Rd
Sanford, VA 23426
$425,000  MLS #55340
80 +/- acres with a waterfront bulkhead overlooking the Chesapeake Bay and Pocomoke River. Property includes some cleared land, wooded land, and marsh areas. Several abandoned block buildings on the property that can be used for Industrial or agricultural. Great place to hunt, fish, and a perfect setting to relax and oversee beautiful sunsets. This property is near a campground, restaurants, and a public boat dock to launch your boat.

Hopeland Way, Bloxom, VA 23308
$95,000    MLS #54780
A buildable, large-scale, water-view lot located in the Hopeland Way community, Bloxom, Virginia. The community is backyard neighbors with NASA and Wallops Island with one of the best views off Hopeland Way’s own dock/pier to watch routine and scheduled rocket launches. Build a home on 2.53 acres and get the chance to have family and friends see a rocket launch from your backyard! Located near the most extraordinary and historically known islands for their National Wildlife Refuge and world-famous Chincoteague Ponies - Chincoteague Island. Along with being so close in distance to the island, you’ll get to view the most breathtaking sunrises and sunsets, while exploring the island’s many amenities, activities, and restaurants that make our locals and tourist admire our unique locations.

25194 Green Landing Road
Onancock, VA 23417
$1,295,000  MLS #54322
Three young years of wonderful sunsets, magnificent views of wildlife, and many fun-filled memories make this 46.29 acre estate, including 7.5 tillable acres with irrigation pond. Located on Matchotank Creek, as a waterfront property overlooking a 1,000-ft waterfront, brand new 2020 dock with a large T, 24-ft. above-ground saltwater pool w/large deck and an extended back deck with outdoor speakers. This enormous backyard includes a 36x40 metal garage with three 10x10 doors. This immaculate 3,400 sq ft. Contemporary offers a 2-car climate control attached garage, 4 BR, 3 full BA, bonus room that leads into a surround sound movie room with wet bar. Open floor plan with hardwood floors, stone gas fireplace, SS appliances, pot filler, and washer/dryer combo laundry room. Make this house YOUR HOME!

25385 Main St
Onley, VA 23418  $275,000    MLS #56087
Charming 1930s Dutch Colonial with central heat/ac, full renovated kitchen and gorgeous hardwood floors throughout. Kitchen equipped w/SS appliances, granite countertops, breakfast nook & custom cabinets built by local renowned cabinet maker Kevin Daley. Sunlit DR off of the foyer perfect for entertaining family & friends. Large LR w/brick fireplace & original light fixtures over the mantle opening up to enclosed porch. Bonus workshop space w/separate entrance could be converted to in-law suite. Outdoor space includes 2 enclosed porches w/original jalousie windows as well as wood deck. Beautiful wood banister leads to upstairs 3BR/1BA & a small space perfect for home office or nursery. Downstairs interior freshly painted. Convenient to Riverside, YMCA, schools & more.