



Priced at

**\$999,875**

## About the Property

\*\*\*PORT REPUBLIC NEW LISTING ALERT\*\*\*NACOTE CREEK 2.58 ACRE WATERFRONT HOME\*\*\*3 BED 3 BATH PLUS OFFICE\*\*\*2,500 SQ FT\*\*\*ANDERSEN WINDOWS & SLIDERS\*\*\*NEW DOCK\*\*\*RAISED BY AMON CONSTRUCTION 2025\*\*\*PERMITTED TIDELANDS APPROVED DOCK W/ 10 YEAR RIPARIAN LICENSE THROUGH FEB 2035\*\*\*NEW VINYL SIDING\*\*\*NEW LENOX GAS HEAT/CENTRAL AIR\*\*\*42" KITCHEN CABINETRY\*\*\*DETACHED ACCESSORY UNIT FEATURING HEAT, ELECTRIC & MORE\*\*\*2,500 SQ FT GARAGE/UNFINISHED STORAGE SPACE ON MAIN LEVEL\*\*\*DRIVE THROUGH WITH 2 GARAGE DOORS\*\*\*36X16 TREX DECK @ REAR\*\*\*CHICKEN COOP\*\*\*STORAGE SHED\*\*\*DEEDED "BIERY ISLAND" INCLUDED AT WESTERN TIP OF

PROPERTY\*\*\*VARIABLE SPEED

WELL\*\*\*GAS TANKLESS W/H\*\*\* Riverside

[www.monihan.com](http://www.monihan.com)

Dreams @ Nacote Creek~Magnificent Bay

Front home in Port Republic nestled high in the sky offering a birds eye view of Nacote C

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## Features

- 3 Bathroom
- Deck
- Porch
- Dishwasher
- Heat Fuel:Forced Air
- Water Heater:Tankless-gas
- 3 Bedroom
- Patio
- Shed
- Gas Stove
- Heat Fuel:Gas-Propane
- Central

Give me a call!