

FOR SALE



W E L C O M E
HOME

*123 Not-For-Sale Lane
Richmond, VA 22407*



Welcome Home

\$699,000

5 Bedrooms

4 Full Baths, 2 Half Baths

5,200 sq ft • 4.91 acres

Built in 2006

You've always wanted the perfect waterfront home for entertaining and this is it! Enjoy your year round view of 600 ft of water frontage on 4.91 acres located on Ni River Reservoir. Nestled in a wooded private setting in Fredericksburg, VA this home features several Smart Home security devices, two kitchens, an incredible theater room, large bedrooms, spacious baths, beautiful and hardwood floors.

Matthew Rathbun

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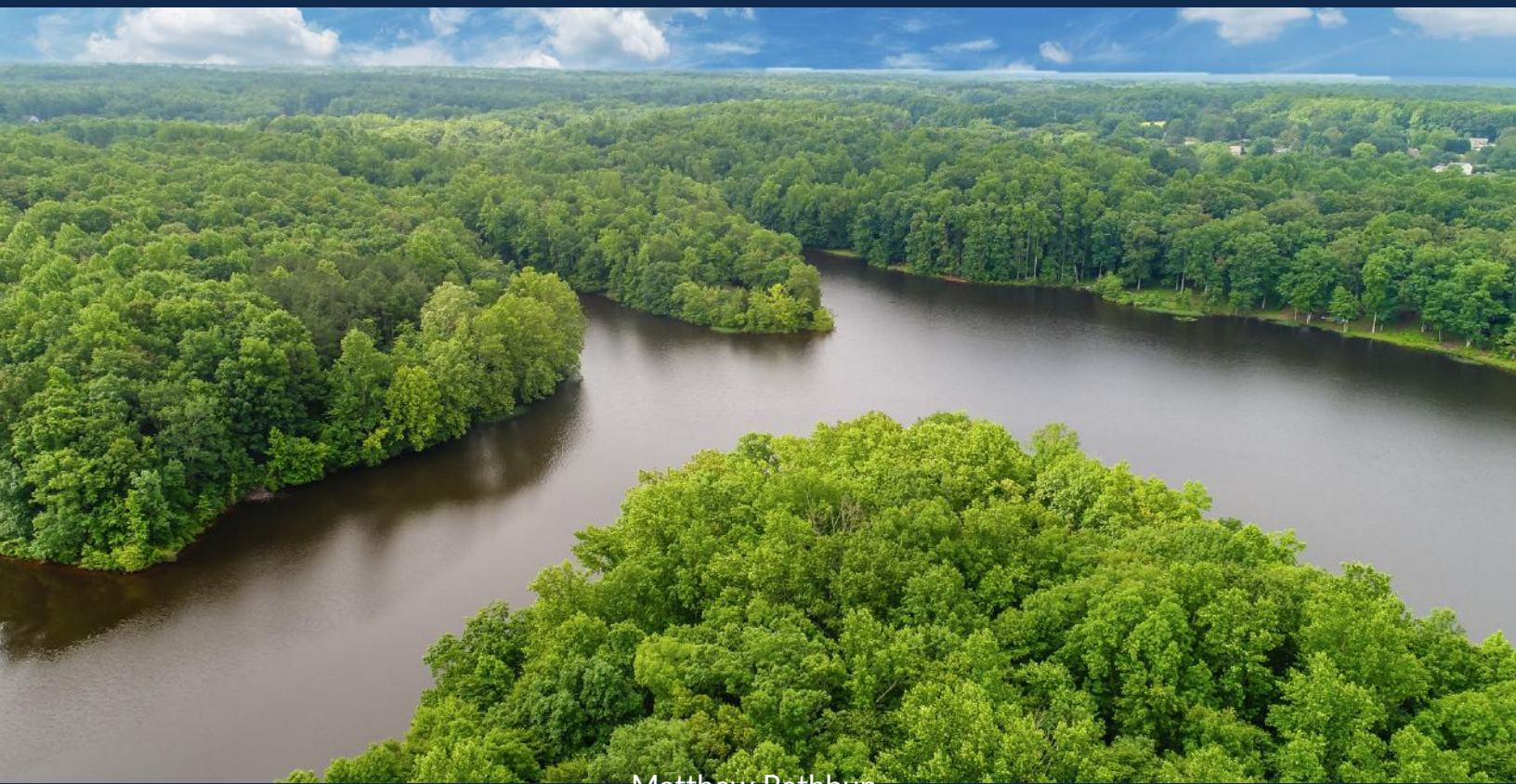
COLDWELL BANKER ELITE • VAHOMEPLACE.COM

Licensed in the Commonwealth of Virginia • 520 William Street Fredericksburg, VA 22401

YOUR VERY OWN SANCTUARY

This beautiful wooded lot is a total of 4.91 acres, with a gradual slope in the backyard that brings you down to the water's edge where you can take in the 600 feet of water frontage where you can launch your canoe, fishing or simply enjoy the incredible view.

The Ni River Reservoir is a 411-acre body of water managed by Spotsylvania County. The county reports that the reservoir boasts outstanding fishing and largemouth bass up to 15 inches, angler success and a variety of other fish.



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10610 Whispering Way



Complete privacy
Tranquil waterfront setting
Spacious deck with hot tub

This home is perfect for
entertaining!!!



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As you enter the home, you'll be greeted with the spacious great room which includes a fireplace.

You'll find the dining room to the right boasting a beautiful picture window.

You can enjoy the seasons with these views from these spacious, light-filled rooms.



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This home has a spacious kitchen with brand new granite countertops and custom cherry cabinets.

Enjoy the breakfast area with a beautiful views of nature just outside the windows.

The sunroom just off the great room features tile flooring, stunning views and access to the deck and hot tub.



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You'll find the main level master bedroom with a bay window, spacious master bath, and walk-in closet.

The bonus room features a full bath, walk-in closet plus a sitting room or office area.

The main level also includes two other bedrooms that can also be used as an office plus a jack & jill bath.



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The theater room in the basement has a large projection screen, video projector, bar.

A second kitchen right outside of the theater room is perfect for hosting a large group for movie-night.

There is a large recreation room with enough space for games or simply enjoy lounging around.



SMART HOME

Several smart home devices have been installed to enhance your quality of life including the Nest thermostat, Nest Protect smart carbon monoxide and smoke detector, August smart lock, Lutron plug-in dimmer.



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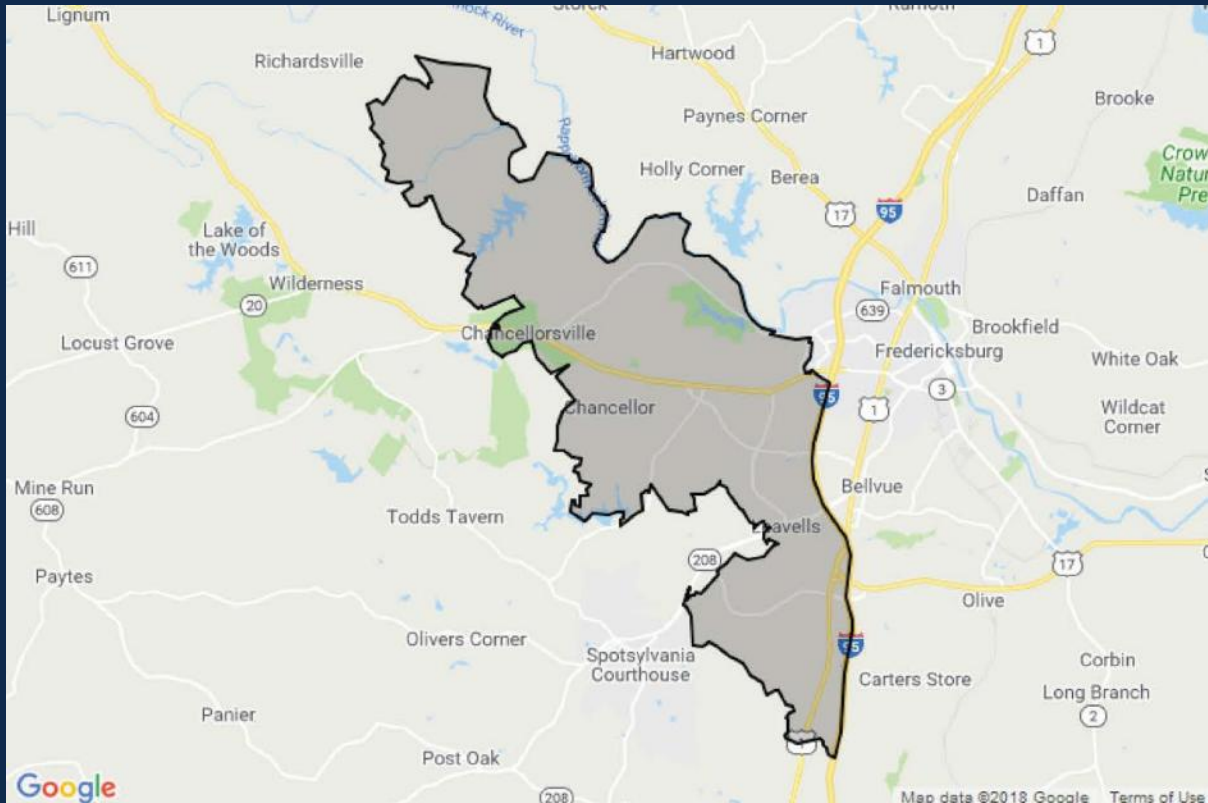
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NEIGHBORHOOD REPORT

Fredericksburg, VA 22407



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Neighborhood: Housing Stats and Charts

	Fredericksburg	Virginia	USA
Median Estimated Home Value	\$425K	\$422K	\$352
Estimated Home Value 12-Month Change	+3%	+3.7%	K
Median List Price	\$575K	\$445K	+1.8
List Price 1-Month Change	-12.8%	-0.9%	% -
List Price 12-Month Change	+15%	-1.1%	-
Median Home Age	52	39	-
Own	39%	67%	43
Rent	61%	33%	65%
\$ Value of All Buildings for which Permits Were Issued	-	\$6.34B	35%
% Change in Permits for All Buildings	-	+15%	\$307
% Change in \$ Value for All Buildings	-	+9%	B
			+13%
			+10%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



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Median Listing Price vs. Listing Volume

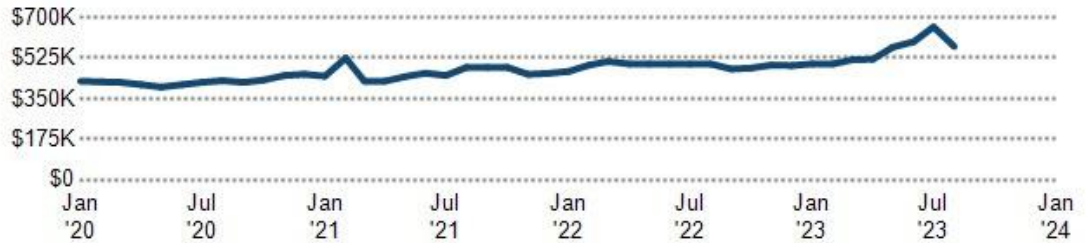
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

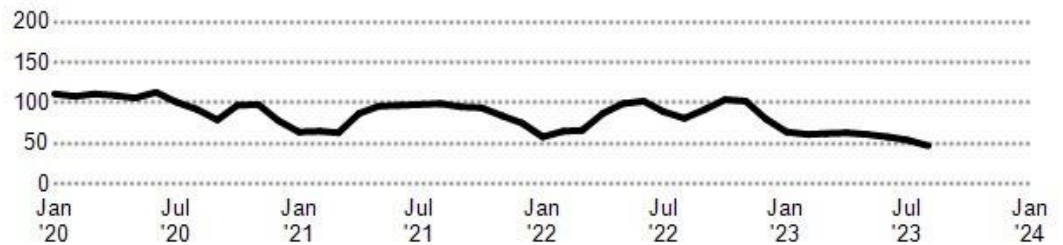
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



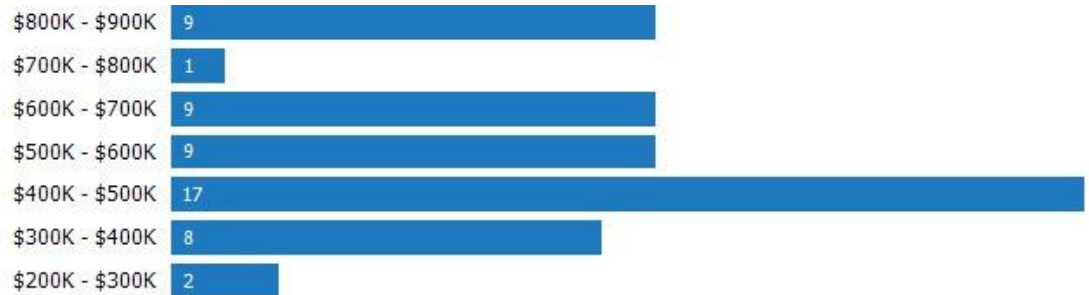
Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range



Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft



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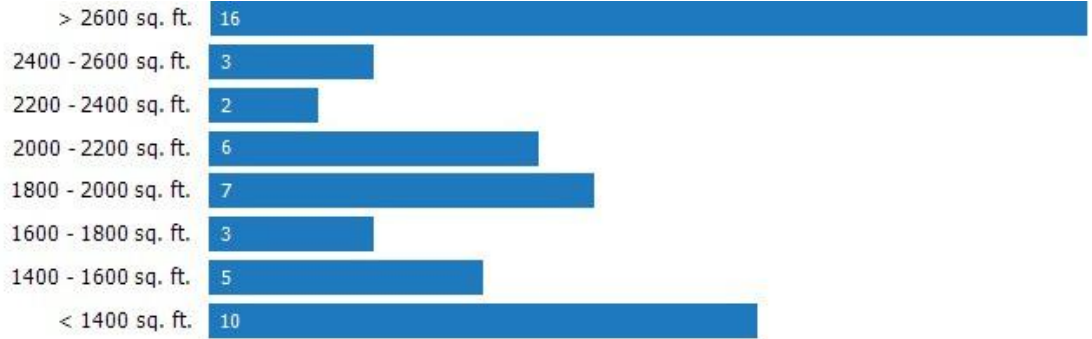


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data
Update Frequency: Daily

Sales Count By Living Area

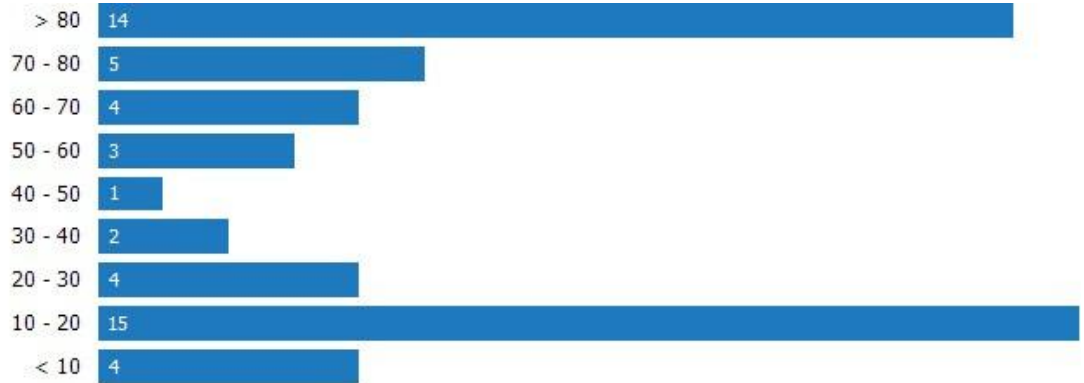


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Daily

Sales Count by Age of House



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Daily

Sales Count by Bedroom





Neighborhood: People Stats and Charts

Fredericksburg

		Virginia	USA
Population	28K	8.58M	330M
Population Density per Sq Mi	2.68K	217	-
Population Change since 2010	+18.4%	+9.3%	+8.7%
Median Age	31	39	38
Male / Female Ratio	46%	49%	50%



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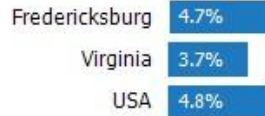


Education Levels of Population

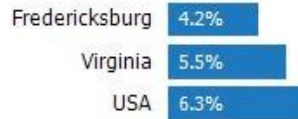
This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021
Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually



Fredericksburg





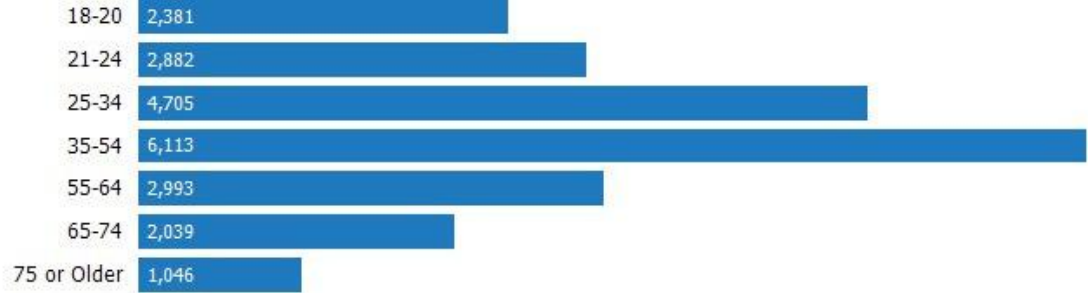
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Fredericksburg



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Fredericksburg



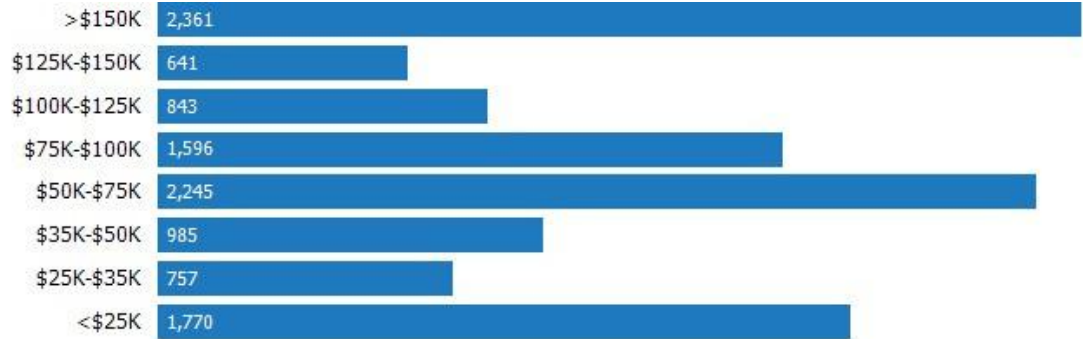
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Fredericksburg



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Virginia



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Neighborhood: Economic Stats and Charts

Fredericksburg

	Fredericksburg	Virginia	USA
Income Per Capita	\$40,619	\$43,267	\$37,63
Median Household Income	\$72,293	\$80,615	8
Unemployment Rate	3.1%	2.7%	\$69,02
Unemployment Number	475	124K	1 3.5%
Employment Number	14.7K	4.53M	-
Labor Force Number	15.1K	4.66M	-

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics: economy.com

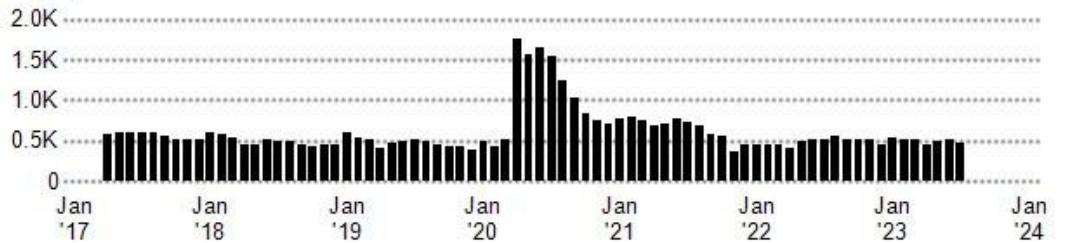
Update Frequency: Monthly

■ Median Sales Price
■ Unemployment

Median Sales Price



Unemployment



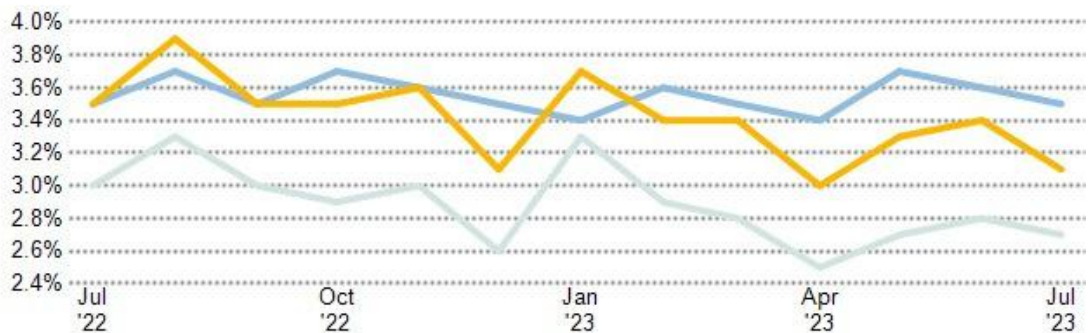
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

■ Fredericksbur
■ g Virginia
■ USA



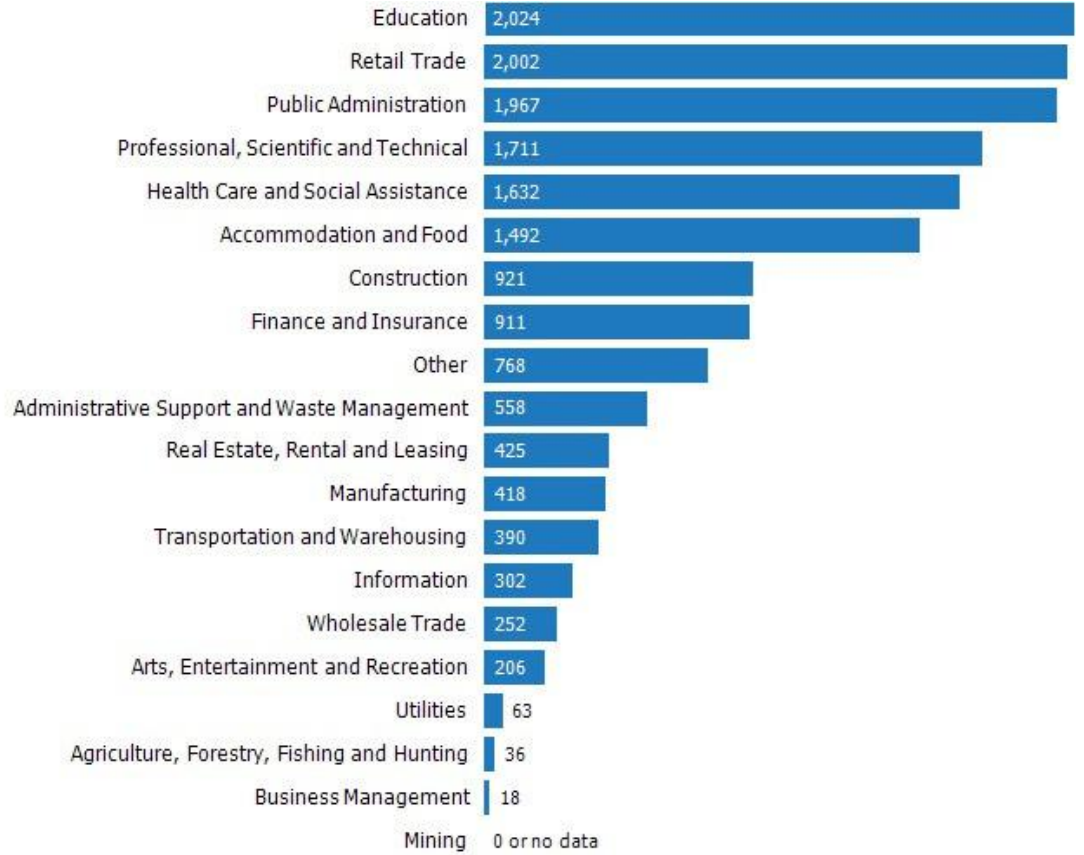
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Fredericksburg



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Neighborhood: Quality of Life Stats and Charts

Quality of Life in 22401

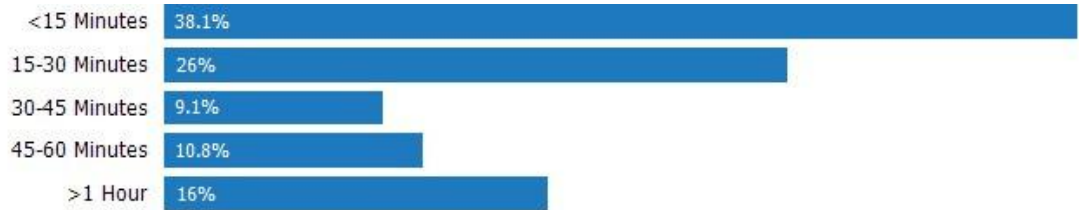
	Fredericksburg	Virginia	USA
Elevation (in feet)	160	-	-
Annual Rainfall (in inches)	45	43.85	-
Annual Snowfall (in inches)	18.05	19.86	-
Days of Full Sun (per year)	98	93	-
Travel Time to Work (in minutes)	30	28	27
Water Quality - Health Violations	-	-	-
Water Quality - Monitoring and Report	-	-	-
Violations Superfund Sites	0	38	2,438
Brownfield Sites	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



Fredericksburg

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Fredericksburg

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



Fredericksburg



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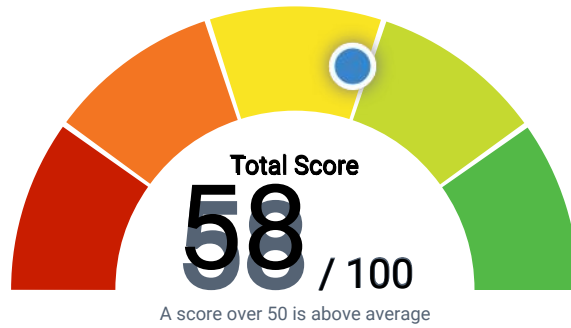
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AARP Livability™ Index for 22401

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual












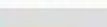






Housing	64
Affordability & Access	
Neighborhood	49
Access to Life, Work & Play	
Transportation	52
Safe & Convenient Options	
Environment	63
Clean Air & Water	
Health	68
Prevention, Access & Quality	
Engagement	74
Engagement Involvement	
Opportunity	38
Opportunities	




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Area Restaurants

Name	Type	Distance	Rating
Rubicon Cafe	Cafes, Breakfast & Brunch, Diners	1.8 mi	 2 reviews
Vocelli Pizza	Pizza, Italian	1.87 mi	 14 reviews
China Garden	Chinese	1.89 mi	 12 reviews
Primo Pizza	Pizza	1.97 mi	 9 reviews
Pifer Bros BBQ	Barbeque, Food Trucks, Caterers	2.61 mi	 4 reviews
Hardee's	Fast Food	3.03 mi	 7 reviews
El Patron Authentic Mexican Restaurant	Mexican	3.09 mi	 19 reviews
Red Bowl	Asian Fusion	3.11 mi	 17 reviews
Danny's Pizza	Pizza	3.12 mi	 5 reviews
C'est Bon Cafe and Patisserie	Cajun/Creole, French, Patisserie/ Cake Shop	3.16 mi	 16 reviews
The Battlefield Country Store	Sandwiches, Bakeries, Grocery	3.32 mi	 37 reviews
Courthouse Cafe	Diners, Cafes, Coffee & Tea	3.51 mi	 21 reviews
Benner's Seafood & Deli	Seafood, Delis, Street Vendors	3.56 mi	 6 reviews
JT's Bourbon Street	Cajun/Creole, Southern, Seafood	3.56 mi	 86 reviews
Sams Pizza Subs	Pizza, Sandwiches	3.63 mi	 12 reviews
Snack Shack	Fast Food	3.65 mi	 12 reviews

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offer assistance packet

FOR USE WHEN DRAFTING AN OFFER

123 Not-For-Sale Lane
Richmond, VA

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Offer Information

The following information is provided to assist you in drafting an offer and is not intended to be a contractual agreement.

Seller's Names	
Street Address	
MRIS MLS ID	
TAX ID	21-7-3-
Legal Description	
EMD Escrow Deposit	
Possession Terms	Settlement
Delivery Terms	VAHomePlace@cbeva.com
Property Owners Association	
Home Warranty	AHS Home Warranty
Listing Firm	Coldwell Banker Elite 4840 Southpoint Dr Fredericksburg, VA 22407
Agent Information	Matthew Rathbun MRIS ID: 86709 Broker ID: CBE4 License Number 0225195543 540.735.2600 x373 VAHomePlace@cbeva.com
Special Terms	

Coldwell Banker Elite



Offer Information

The following information is provided to assist you in drafting an offer and is not intended to be a contractual agreement.

Y	N	#	Items	Y	N	#	Items	Y	N	#	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	w/Remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Gas Logs	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Hot Tub, Equip	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Water Treatment Sys
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Disposer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equip.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Regrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Treatments
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Fireplace Screen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	w/ice maker	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove

Other: 4 bedroom conventional septic system

Leased items:

As Is Items: Hot tub sold as-is. Smart home devices sold as-is.

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Offer Information

Utility Information

Utility	Company Name	Contact
Electricity	Dominion Power	dominionenergy.com
Phone	Verizon	verizon.com
Internet	Verizon	verizon.com
Gas	n/a	
Water	n/a	

Fuel Tanks

Fuel Tank(s) Leased# ____ Fuel Tank(s) Owned# ____ Number to convey: ____

Water Supply: Public Private Well Community Well

Sewage: Public Septic=#BR Community Septic

Alter. Septic for #BR ____

Hot Water: Oil Gas Elec. Other

Air Cond.: Oil Gas Elec. Heat Pump Other Zones: ____³

Heating: Oil Gas Elec. Heat Pump Other Zones: ____³

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Offer Information

Smart Home Appliances

Device	Manufacturer	Conveys
Nest Thermostat	nest.com	Yes
Nest Protect	nest.com	Yes
August Lock	august.com	Yes
August Connect		Yes
Nest Camera	nest.com	Yes
Lutron Caseta Lighting	lutron.com	Yes

Special Notes
Devices are not connected to the internet and thus will not be available to test at walkthrough.

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