



1457 PRESERVE DRIVE

# Just Listed



SALT MARSH POINT | VIRGINIA BEACH



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

RW TOWNE  
REALTY





## PROPERTY DETAILS

2 Beds

2 Baths

1,113 Sq. Ft.

### Coastal Dreams

This 1-story townhome offers coastal charm, comfort, & convenience. The open-concept living & dining areas boast a bright & inviting atmosphere. The kitchen features new stainless steel appliances. Enjoy fresh paint, new carpet, & updated lighting fixtures. Outside, a fully fenced backyard with deck is ideal for al fresco dining or enjoying a morning coffee. You'll love the coastal life in a lovely community near parks, hiking and bike trails, tennis & pickleball courts, dog park, restaurants, shopping, & of course...the beach!



**Jennifer Dawn**

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Berkshire Hathaway HomeServices RW Towne Realty  
600 22nd St. Ste. 101 Virginia Beach, VA 23451

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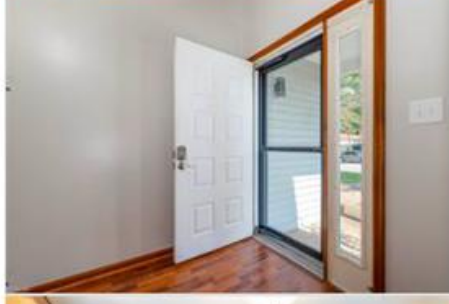


**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

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REALTY

*Video*  
**TOUR**













1457 PRESERVE DR, VIRGINIA BEACH, VA 23451

## AREA REPORT



# VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



GYM



ATM



MEDICAL



CLEANERS



GROCERIES



0.2 MILES

0.3 MILES

0.4 MILES

0.4 MILES

0.5 MILES



MOVIE THEATER



PHARMACY



COFFEE



GAS

1.6 MILES

1.3 MILES

0.9 MILES

0.5 MILES

ListReports

**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.



1457 PRESERVE DR, VIRGINIA BEACH, VA 23451

## OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR



GOLF COURSE  
OWL'S CREEK GOLF COURSE

0.5 MILES



PARK  
GROMMET ISLAND BEACH PARK

1.5 MILES

23

GOLF COURSES



WITHIN 10 MILES

6

PARKS

ListReports

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1457 PRESERVE DR, VIRGINIA BEACH, VA 23451

# SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **12** private schools within **5** miles.



ListReports

DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.



1457 PRESERVE DR, VIRGINIA BEACH, VA 23451

# FOOD REPORT



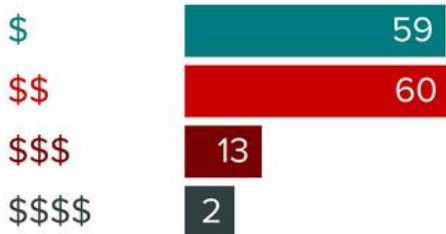
## NEIGHBORHOOD EATS

This home is located near **119** moderately priced restaurants and has an **above average** variety of cuisines.

# 145



WITHIN 5 MILES



### GOOD EATS BY CATEGORY

AMERICAN	27
FAST FOOD	19
SEAFOOD	13
PIZZA	11
MEXICAN	9
ITALIAN	8
ASIAN	8
INTERNATIONAL	7
BARS	7
OTHER	17

ListReports

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## SCHOOLS

RADIUS: 1 MILE(S)

## LOCAL BUSINESSES

RADIUS: 1 MILE(S)

## ATTRACTIONS - RECREATION

	Address	Phone #	Distance	Description
Backlash Fishing Charters	1333 Preserve Dr	(757) 286-0711	0.13	Fishing Boats, Party: Operation
Seatack Recreation Center	141 S Birdneck Rd	(757) 385-5920	0.26	Recreation Center
Ballet Shoes & Bobby Pins, L LC	1039 Angler Ln	(757) 621-9469	0.46	Dance Instructor And School Services
Vb Surf Sessions Inc	1212 Indian Rd	(757) 633-5330	0.5	Amusement And Recreation, Nec
E Fishn Sea Sport Fishing Charter	1100 Rudee Ave	(970) 946-7071	0.64	Fishing Boats, Party: Operation
Ocean Innovations, LLC	212 Rudee Ave	(757) 478-5613	0.69	Amusement And Recreation, Nec
Fame All Stars	549 S Birdneck Rd Ste 103	(757) 417-8115	0.77	Gymnastic Instruction, Non-Membership
Tide Swimming	726 10th St	(757) 306-0591	0.77	Swimming Club, Membership
Maha Kombucha Company L LC	549 S Birdneck Rd Ste 109	(757) 800-5413	0.8	Yoga Instruction
Hurricane Racing LLC	716 Winston Salem Ave	(757) 353-0699	0.87	Racing, Including Track Operation

## BANKS - FINANCIAL

	Address	Phone #	Distance	Description
Veteran's Choice, LLC	1407 Cypress Ave A	(804) 874-8661	0.94	Mortgage Bankers And Loan Correspondents

## EATING - DRINKING

	Address	Phone #	Distance	Description
Auntie's, LLC	1333 Preserve Dr	(757) 325-7376	0.13	Pretzels
Corner Pizza	1091 Norfolk Ave Ste 202	(757) 422-9494	0.29	Pizzeria, Independent
Great China	1091 Norfolk Ave Ste 208	(757) 428-2888	0.3	Chinese Restaurant
Lachman, Inc.	1091 Norfolk Ave Ste 101	(757) 428-0820	0.3	Grills (Eating Places)
Damon Glass Co.	1229 Jensen Dr Ste 101	(757) 202-7909	0.37	American Restaurant
Jade Garden II Restaurant	1077 Va Beach Blvd # 114	(757) 422-9985	0.45	Chinese Restaurant
Subway	208 N Birdneck Rd Ste 101	(757) 351-3900	0.46	Sandwiches And Subs Sandwiches Shop
Vb Donuts LLC	208 N Birdneck Rd	(757) 965-7868	0.46	Doughnuts
Zeke's Beans & Bowls, LLC	956 Indian Cir	(757) 325-7376	0.54	Cafe
Fathom Coffee	1000 Norfolk Ave Apt 103	(732) 996-0824	0.56	Coffee Shop

## HEALTH CARE SERVICES

	Address	Phone #	Distance	Description
Aligned, Chiropractic And Wellness Pllc	1091 Norfolk Ave Ste 212	(757) 937-8430	0.3	Health And Allied Services, Nec
Equilibrio Home Health Of Virginia Inc.	1142 Jensen Dr	(757) 965-9942	0.34	Home Health Care Services
Stephanie D Story	1047 Angler Ln	(757) 428-7979	0.45	Acupuncturist
Thomas B Mcaulliffe	1136 Arlynn Ln	(607) 760-8432	0.76	Offices And Clinics Of Chiropractors
Patricia S Murray	801 High Point Ave	(757) 377-8156	0.76	Offices And Clinics Of Medical Doctors
Recovery Center	409 Birdneck Cir	(757) 385-6950	0.79	Health And Allied Services, Nec
Aligned Health Chiropractic Inc.	720 Delaware Ave	(757) 200-2000	0.79	Offices And Clinics Of Chiropractors
Housecall Nutrition Of Virginia LLC	105 Sea Trace Ct	(585) 469-6227	0.8	Offices Of Health Practitioner



Anchor Aba, LLC	724 Terrace Ave	(757) 377-8156	0.82	Rehabilitation Center, Outpatient Treatment
Autism Therapy Solutions LLC	724 Terrace Ave	(757) 377-8156	0.82	Rehabilitation Center, Outpatient Treatment

#### HOSPITALITY

	Address	Phone #	Distance	Description
1900 Pavilion, LLC	1900 Pavillion Dr	(757) 422-8900	0.81	Hotels And Motels
Gringteam Inc	1900 Pavillion Dr	(757) 422-8900	0.81	Hotels And Motels
Howard Johnson Inn	817 Virginia Beach Blvd #	(757) 352-1720	0.87	Hotels And Motels
Inn Keepers LLC	817 Vrgnia Bch Blvd Ste 1	(757) 401-4102	0.87	Inns
Gold Key Phr Hotels And Resorts	596 S Birdneck Rd	(757) 470-5891	0.9	Hotels

#### ORGANIZATIONS - ASSOCIATIONS

	Address	Phone #	Distance	Description
Crypt Cheaters Boardriders Club Inc.	1436 Preserve Dr	(757) 739-5466	0.04	Religious Organizations
New Jerusalem Church Of God In Christ	118 Bshop Throughgood Ave	(757) 309-4427	0.11	Church Of God
Rehoboth Baptist Church	182 S Birdneck Rd	(757) 425-5225	0.12	Baptist Church
Harvest The World Church Ministries, Inc.	169 S Birdneck Rd	(757) 499-8541	0.19	Non-Denominational Church
Salt Church	1120 Marshview Ct	(919) 795-7582	0.38	Miscellaneous Denomination Church
Watchman's Ministries	624 Virginia Ave	(757) 289-5156	0.89	Religious Organizations
The Fellowship Of The Inner Light	620 14th St	(757) 428-5782	0.95	Miscellaneous Denomination Church

#### PERSONAL SERVICES

	Address	Phone #	Distance	Description
Evofit, LLC	304 Indian Ave	(757) 642-5369	0.63	Physical Fitness Facilities
Brickhouse Fitness & Nutrition	500 Brooklyn Ct	(757) 270-5609	0.72	Physical Fitness Facilities
Functional Family Fitness, Inc.	545 S Birdneck Rd Ste 104	(757) 567-3433	0.75	Physical Fitness Clubs With Training Equipment
David Freer Fitness, LLC	815 Winston Salem Ave	(757) 892-0108	0.76	Physical Fitness Facilities
Haus Fitness, LLC	713 Sea Oaks Ct Apt 202	(757) 472-8501	0.84	Physical Fitness Facilities
Free Spirit Fitness	448 Lisa Sq Apt 325	(757) 965-3570	0.99	Physical Fitness Facilities

#### SHOPPING

	Address	Phone #	Distance	Description
Annes Grocery Van	217 Birch Lake Rd Apt 102	(757) 264-1362	0.45	Grocery Stores
Food Lion, LLC	1077 Vrgnia Bch Blvd Ste	(757) 425-6376	0.45	Supermarkets, Chain
Dollar Tree Stores, Inc.	1077 Vrgnia Bch Blvd Ste	(757) 422-3575	0.56	Variety Stores
Miller Oil Co., Inc.	971 Virginia Beach Blvd	(757) 425-0686	0.63	Convenience Stores
The Butter Brothers LLC	721 9th St	(757) 288-4578	0.79	Butter
Ashburn Specialty Foods, LLC	1024 Bells Rd Ste 121	(757) 292-0522	0.82	Grocery Stores
Blue Water Sales, LLC	1024 Bells Rd Ste 107	(757) 425-1971	0.83	Tools
East Coast Tool & Supply Inc	107 Sykes Ave Ste 104	(757) 633-7642	0.84	Tools
Division Food Group LLC	589 S Birdneck Rd Ste 10	(757) 717-3570	0.86	Grocery Stores
Love Food Mart	1425 Virginia Beach Blvd	(757) 424-4334	0.98	Grocery Stores





## PROJECT OVERVIEW

Marshview Park, located within a mile of the Virginia Beach Oceanfront, has nearly four miles of soft trails that wind through hardwood forest giving trail users views to Owl Creek. These soft trails have existed for years, primarily used by the local community.

In 2012 the Marshview Master Plan was completed to include future dog parks, paved trails, open field play area, playground, picnic shelters, parking areas and a restroom building site.

In 2015, a multi-use asphalt trail was constructed connecting Marshview Drive to Virginia Avenue.

In 2020/2021, four dog parks, an open field play area, play nodes, a playground and additional multi-use asphalt trails were constructed.

The 2012 Master Plan included a Bike Recreation area. This amenity was unfunded and planned for a future phase.

The Eastern Virginia Mountain Biking Association (EVMA) is a non-profit volunteer driven group that builds, maintains, and inspects mountain biking trails throughout the greater Hampton Roads area. In fall of 2020, Parks & Recreation reached out to EVMA to discuss the possibility of partnering together. Knowing the unfunded and future plan to bring a bike recreation area to Marshview Park, Parks & Recreation, and members of EVMA met onsite to survey the existing trails and scout the park for the possibility of new trails.

Given the convenient location and lack of mountain biking trails on the southside of Hampton Roads and the rare topography that exist at Marshview, EVMA was willing to partner with Parks & Recreation to build and maintain mountain biking trails at Marshview Park.

Throughout 2020 and 2021 Parks & Recreation staff and EVMA met numerous times at the park to work on trail routing and design. Using the International Mountain Biking Association's (IMBA) standards, the goal was to identify existing soft trails, and the potential for new trails, that vary in length, difficulty, and skill level. In total there will be 4-5 miles of multi-use soft trails.

In 2021, Parks & Recreation entered into a partnership agreement with EVMA to begin trail building and trail maintenance for the new mountain biking trail system.

Currently all soft trails at Marshview Park are multi-use, open to pedestrians, bikers, runners etc. This will remain the same. Using IMBA's standard for rules and trail etiquette, signage will direct mountain bikers to use the trail in one direction, yielding to hikers and hikers with dogs on the trail.

With the partnership between Parks & Recreation and EVMA, the soft trails at Marshview Park will be enhanced, giving all users a benefit in experience. Parks & Recreation will be installing trailhead maps, raised walkways, wayfinding signage and mileage markers for all soft trails which will bring a safer and more enjoyable trail experience for all users. The possibility also exists to add bike repair stations and benches along the trail.

Utilizing a partnership with EVMA will not only fulfill part of the Marshview Park Master Plan but it will also bring the first ever formal mountain biking trail system to Virginia Beach.



# CITY SERVICES

**Voting Precinct**

**Precinct:** Precinct 5 - 005  
**Location:** Mount Olive Baptist Church  
**Address:** 310 N Birdneck Rd 23451  
**Telephone:** 422-3797

**Voting Districts**

**Local Election:** District 6  
**State Senate:** District 19  
**House of Delegates:** District 99

Voters may check registration status & voter information online at <https://vote.elections.virginia.gov/VoterInformation>

**Police Precinct**

**Police Precinct:** 2

**Trash Pickup Services**

**Trash Collection:** TUESDAY  
**Recycling Week:** Tuesday, July 9, 2024

Toggle section print (On print)

# SCHOOLS

**Elementary School**

**W T COOKE ELEMENTARY SCHOOL**

**Address:** 1501 Mediterranean Avenue  
**Phone:** 757-648-2320

School Website

**Middle School**

**VIRGINIA BEACH MIDDLE SCHOOL**

**Address:** 600 25th Street  
**Phone:** 757-648-5050

School Website

**High School**

**FIRST COLONIAL HIGH SCHOOL**

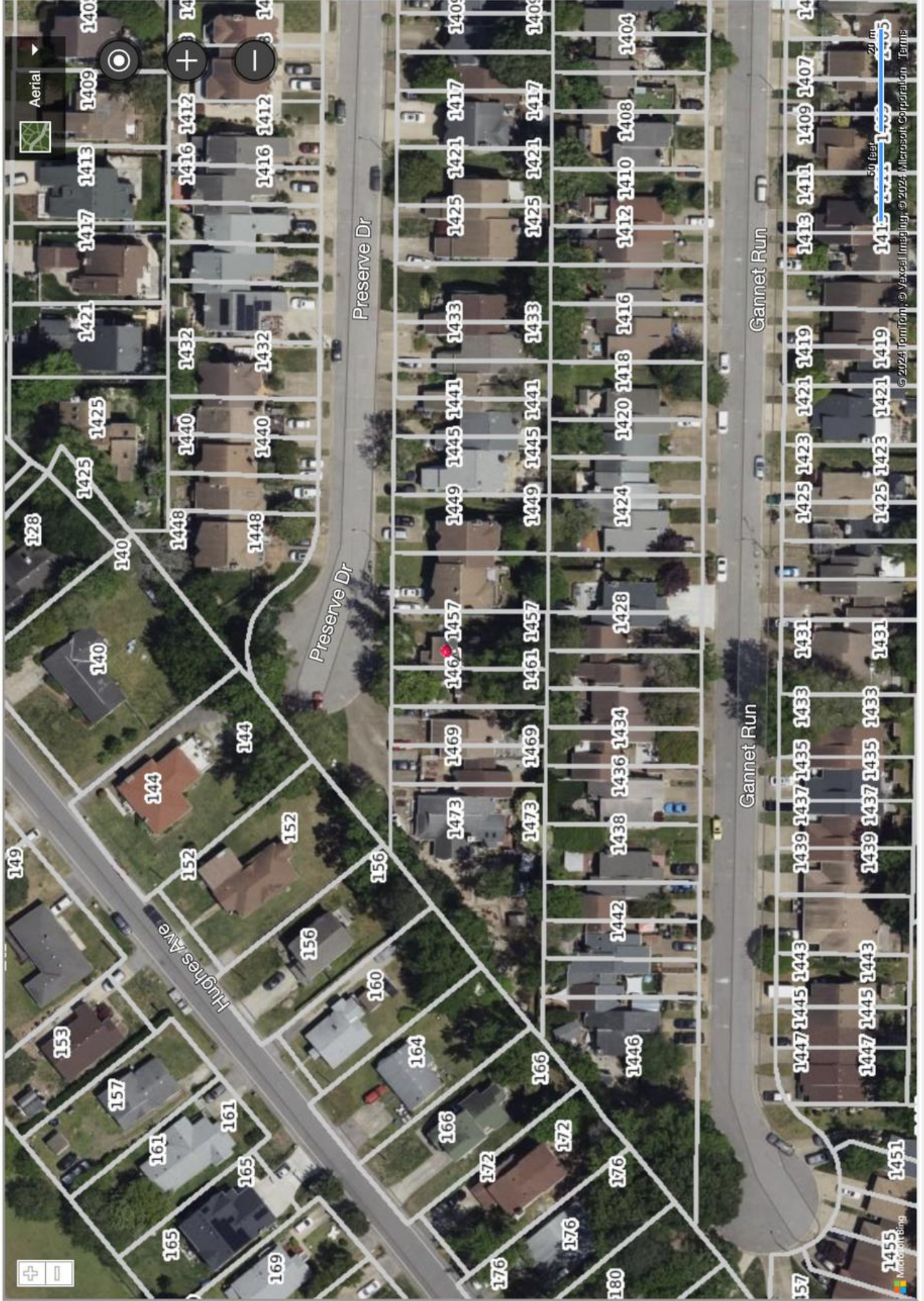
**Address:** 1272 Mill Dam Road  
**Phone:** 757-648-5300

School Website

**DISCLAIMER:** Results on this site are not an official confirmation of school assignments. Official confirmation of school assignments will be made upon registration at the school.

If you are unable to find your assigned school or discover an error, please call the VB Schools Office of Demographics and Planning at 757-263-1055 (Monday through Friday 8:00 a.m. - 5:00 p.m.) or email us at [vbschzone@vbschools.com](mailto:vbschzone@vbschools.com).







**1457 Preserve Drive, Virginia Beach, VA 23451, Virginia Beach VA****Incomplete  
Price:** \$385,000

**MLS#:** 10547521  
**Contingent:** N  
**Parcel ID:** 241-752-67700-000  
**Res Type:** Attached  
**Possession:** SETTLEMENT  
**Ownership:** Simple  
**Financing:** None  
**Appx Taxes:** \$2,844  
**Mo. HOA/POA Fees:** \$0  
**HOA/POA:** No

**Market Time:** 0  
**Area:** 43 - Northeast Virginia Beach  
**Subdivision:** 415 - SALT MARSH POINT  
**Neighborhood:** SALT MARSH POINT  
**Date Entered:**  
**Date Off-Mrkt:**  
**Date Closed:**  
**Seller Cont:**  
**Mo. Condo Fees:** \$0  
**Model Name:**

**Public Remarks**

Come home to this beautifully updated townhouse in the heart of Virginia Beach! Nestled within the tranquil community of Salt Marsh Point, this charming home boasts 2 spacious bedrooms, including a primary bedroom with ensuite bath. Recently updated with fresh paint throughout, and new carpet. Enjoy a kitchen with new stainless steel appliances, and spend your evenings relaxing by the fireplace in the inviting and open living and dining areas, or step outside to your private fenced backyard with outdoor decking, perfect for entertaining. Storage abounds inside and out with a large, detached shed. Just a short distance away, explore Marshview Park with its walking trails, playground, mountain bike trails, tennis and pickleball courts, and a dog park. Enjoy the convenience of being just a mile from the vibrant VA Beach Oceanfront, with its array of restaurants, nightlife, shopping, and proximity to military bases. Don't miss the opportunity to own this gem in a prime location!

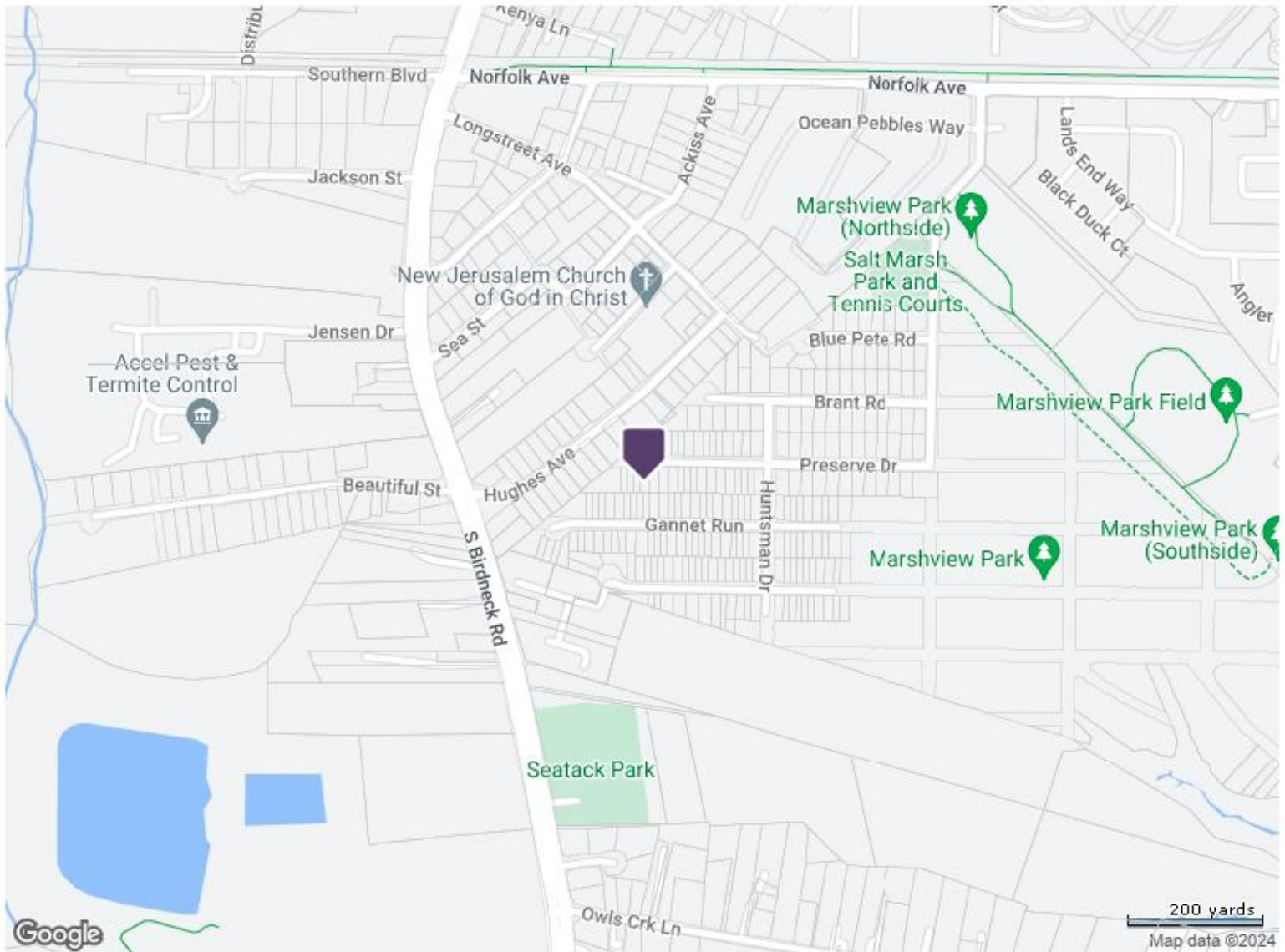
**Listing Details**

<b>High:</b>	First Colonial	<b>Middle:</b>	VB Middle	<b>Elementary:</b>	W.T. Cooke Elementary
<b>Bedrooms:</b>	2	<b>Appx SqFt:</b>	1,113	<b>New Cnstr:</b>	Yes
<b>Beds w Ensuite:</b>	1	<b>LP/SqFt:</b>	\$345.91	<b>Zoning:</b>	A12
<b>F/H Baths:</b>	2 / 0	<b>Pool:</b>	No Pool	<b>Fireplace:</b>	1
<b># Rooms:</b>	4	<b>Fence Desc:</b>	Back Fenced, Wood Fence	<b>Water Htr:</b>	Electric
<b># Stories:</b>	1.0	<b>Wtrfnt Desc:</b>	Not Waterfront	<b>Heating:</b>	Electric
<b>Appx Acres:</b>	0.09	<b>Appx Lot Frnt:</b>		<b>Cooling:</b>	Central Air
<b>Appx Lot Dep:</b>		<b>Appx Lot Dim:</b>		<b>Water:</b>	City/County
<b>Appx Yr Built:</b>	1985	<b>View:</b>		<b>Sewer:</b>	Call
<b>AICUZ Noise:</b>	75+	<b>Unit Desc:</b>		<b>Efficiency:</b>	
<b>AICUZ Crash:</b>	APZ2	<b>Roof:</b>	Asphalt Shingle	<b>Garage Y/N:</b>	No
<b>Style:</b>	Townhouse	<b>Foundation:</b>	Slab	<b>Garage Tot. SqFt:</b>	
<b>Exterior:</b>	Wood	<b>Mstr Model:</b>	No	<b>Condo Level:</b>	
<b>Floors:</b>	Carpet, Ceramic, Vinyl				
<b>Parking:</b>	Driveway Spc, Street				
<b>Interior Feat:</b>	Fireplace Wood				
<b>Exterior Feat:</b>	Cul-De-Sac, Deck, Storage Shed				
<b>Other Rooms:</b>	1st Floor Primary BR, Attic, PBR with Bath				
<b>1st Flr Bed/Bath:</b>	Yes				
<b>Appliances:</b>	Dishwasher, Dryer, Range-electric, Refrigerator, Washer				
<b>Equipment:</b>	Cable Hookup, Ceiling Fan				
<b>Amenities:</b>					
<b>Accessibility:</b>					
<b>Green Cert:</b>					
<b>Sustainability:</b>					
<b>Miscellaneous:</b>					
<b>Contingencies:</b>					
<b>Disclosures:</b>	Disclosure Statement				
<b>Directions:</b>					
<b>Listed By:</b>	BHHS RW Towne Realty				



# 1457 Preserve Drive, Virginia Beach, Virginia 23451

Parcel Map



LUXURY ~ RESIDENTIAL ~ RELOCATION ~ INVESTMENT  
REALTOR®

The success of my clients is my success, and I am dedicated to not only meeting, but exceeding expectations. I pride myself on providing exceptional service with a personal touch while educating & navigating the process with a common goal & vision! With my expertise, dedication, passion, and advocacy for the industry, I am fully equipped to guide clients through every step of their journey.



**EXPECT**  
*Exceptional*



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