



540 WILLIAM TIEDEMAN LANE

# Just Listed



BIRDNECK CROSSING | VIRGINIA BEACH



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

RW TOWNE  
REALTY





## PROPERTY DETAILS

3 Beds

2.5 Baths

1,765 Sq. Ft.

### Coastal Haven

This 3-story townhome offers beauty, comfort, and convenience. The open-concept living, dining, and kitchen areas boast a bright and inviting atmosphere. The kitchen features sleek granite countertops & stainless steel appliances. On the third floor, the spacious primary suite includes a luxurious en-suite bath with a walk-in shower & dual shower heads. Outside, a private balcony is ideal for al fresco dining or enjoying a morning coffee. Experience luxury, convenience, and charm. Schedule your showing today!



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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

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Photos









540 WILLIAM TIEDEMAN LANE, VIRGINIA BEACH, VIRGINIA 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**.



GROCERIES



CLEANERS



ATM



GYM



PHARMACY



0.1 MILES

0.2 MILES

0.2 MILES

0.3 MILES

0.4 MILES



COFFEE



MOVIE THEATER



GAS



MEDICAL

0.7 MILES

0.5 MILES

0.4 MILES

0.4 MILES

ListReports

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



540 WILLIAM TIEDEMAN LANE, VIRGINIA BEACH, VIRGINIA 23451

## OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	GOLF COURSE NEPTUNE'S INDOOR MINI GOLF	0.8 MILES
	PARK GROMMET ISLAND BEACH PARK	1.9 MILES
	LAKE LAKE SMITH RESERVOIR	9.9 MILES

22

GOLF COURSES

WITHIN 10 MILES

6

PARKS

1 LAKE

ListReports

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# SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **9** private schools within **5** miles.

PK-5

SEATACK ELEMENTARY SCHOOL ASSIGNED

3 RATING

6-8

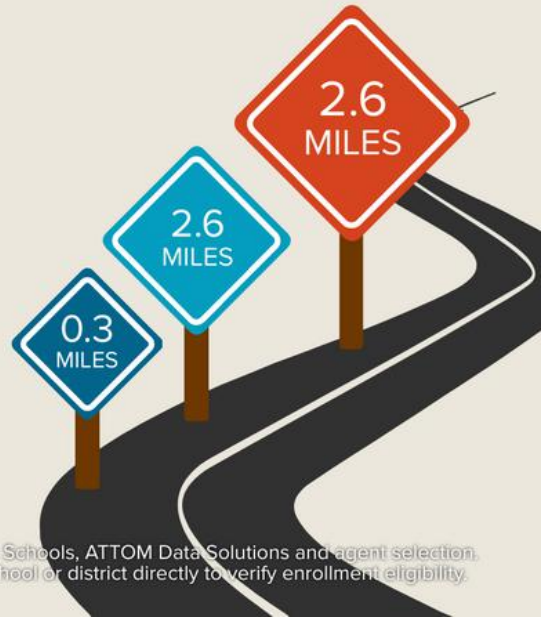
VIRGINIA BEACH MIDDLE SCHOOL ASSIGNED

6 RATING

9-12

FIRST COLONIAL HIGH SCHOOL ASSIGNED

5 RATING



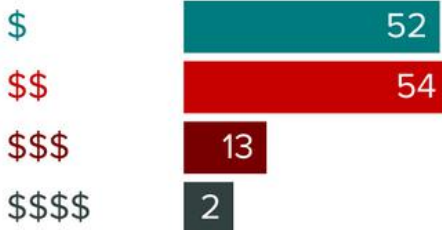
# NEIGHBORHOOD EATS

This home is located near **106** moderately priced restaurants and has an **above average** variety of cuisines.

131



WITHIN 5 MILES



## GOOD EATS BY CATEGORY

AMERICAN	20
FAST FOOD	18
SEAFOOD	13
PIZZA	11
MEXICAN	9
INTERNATIONAL	7
ASIAN	7
ITALIAN	6
BARS	5
OTHER	17

540 William Tiedeman Ln, Virginia Beach, VA 23451-6482, Virginia Beach City

APN: 241-769-41720-628 CLIP: 1009573087

SCHOOLS RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
W.t. Cooke Elementary	0.92	Pre-K-5th	523	14	5/10

Community Rating (2)

W.t. Cooke Elementary

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Virginia Beach Middle	0.35	6th-8th	589	15	7/10

Community Rating (2)

Virginia Beach Middle

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Norfolk Christian School - Beach Campus	0.56	Pre-K-5th	72		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.  
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.  
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES RADIUS: 1 MILE(S)

ATTRACTIONS - RECREATION

	Address	Phone #	Distance	Description
Krendl Magic Co.	543 Waterfront Cv Apt 101	(757) 553-0671	0.22	Magician
Club Forest Lansdowne, LLC	500 N Birdneck Rd Ste 100	(757) 437-9898	0.22	Membership Sports And Recreation Clubs
Beach Ambassadors, Inc.	1128 Allendale Dr Apt C	(757) 477-3532	0.3	Membership Sports And Recreation Clubs
Sports Promotions Of Va LLC	505 Mockingbird Dr	(757) 630-2479	0.32	Sporting Camps
Thrive Dance Competition LLC	1940 Pavilion Dr Apt 246	(804) 301-9538	0.35	Dance Studio And School
Intuitive Self Protection LLC	1206 Laskin Rd Ste 140c	(757) 944-0963	0.4	Gymnastic Instruction, Non-Membership
Over Thirty Soccer League, Inc.	2101 Parks Ave Ste 700	(757) 491-4033	0.45	Soccer Club, Except Professional And Semi-Professional
On Target With Marty	614 26th St	(757) 729-8121	0.46	Amusement And Recreation, Nec
Cape Henry Racquet Club Inc	1350 Waterfront Dr	(757) 422-4542	0.55	Tennis Club, Membership
Pilates Fitness Club Usa, LLC	700 19th St Ste 101	(858) 232-3252	0.62	Physical Fitness Instruction

BANKS - FINANCIAL

	Address	Phone #	Distance	Description
Gateway Mortgage Group, LLC	1206 Laskin Rd Ste 201	(757) 581-3776	0.4	Mortgage Bankers And Loan Correspondents
Pavilion Center II, LLC	600 22nd St Ste 400	(757) 417-6200	0.53	State Commercial Banks



Townebank	600 22nd St Ste 100	(757) 417-6200	0.53	State Commercial Banks
Townebank Mortgage And Fitzgerald Financial	600 22nd St Ste 300	(888) 637-1321	0.53	Mortgage Bankers
Flexcheck Cash Advance Service	1077 Beach Blvd	(757) 417-8334	0.81	Check Cashing Agencies
Veteran's Choice, LLC	1407 Cypress Ave A	(804) 874-8661	0.87	Mortgage Bankers And Loan Correspondents
Pnc Bank, National Association	3012 Pacific Ave	(757) 422-4873	0.9	National Commercial Banks
Wells Fargo Home Mortgage, Inc.	300 32nd St Ste 200	(757) 372-9253	0.9	National Commercial Banks

#### EATING - DRINKING

	Address	Phone #	Distance	Description
412q, LLC	576 N Birdneck Rd	(757) 288-9404	0.12	Eating Places
Scotty Quixx-Birdneck	525 N Birdneck Rd	(757) 404-6122	0.19	Tavern (Drinking Places)
Aldo's Inc.	507 N Birdneck Rd	(757) 422-8500	0.2	Italian Restaurant
East Cafe	527 Fountain Lake Dr # 30	(732) 826-8888	0.21	Mexican Restaurant
Thai Arroy	608 N Birdneck Rd	(757) 961-8868	0.24	Thai Restaurant
Bella Monte Of Virginia Inc	1201 Laskin Rd Ste 100	(757) 425-6290	0.31	Italian Restaurant
Walker & Martini II, LLC	1201 Laskin Rd Ste 100	(757) 425-6290	0.31	Italian Restaurant
Walker And Martini II LLC	1201 Laskin Rd Ste 100	(757) 425-6290	0.31	Eating Places
Two Chefs Provisions Inc	1194 Woodfern Pl Apt 202	(757) 961-9235	0.36	Eating Places
Regular Chef Jams	920 S Oriole Cir Apt 202	(757) 235-4660	0.36	Eating Places

#### HEALTH CARE SERVICES

	Address	Phone #	Distance	Description
Kidney Cancer Coalition	576 N Birdneck Rd	(757) 289-8833	0.12	Medical Laboratories
Tran Sen Dental Labs, LLC	616 Barberton Dr	(757) 275-6768	0.18	Artificial Teeth Production
Kimberly Brodies And Associates Inc	1008 Old Virginia Beach R	(757) 422-2118	0.18	Mental Health Clinic, Outpatient
Virginia Beach Cryotherapy Center, Inc.	1083 Chinquapin Ln	(757) 567-3433	0.18	Health And Allied Services, Nec
Life Massage Incorporated	508 N Birdneck Rd Ste G	(757) 965-7500	0.21	Massage Therapist
Now Decide To Thrive	708 Coquina Ln	(757) 286-2997	0.28	Nutrition Services
Neurokinetic Health	1055 Laskin Rd Ste 303	(757) 419-6428	0.31	Health And Allied Services, Nec
Dental Keramik By Michael Beer	1940 Pavilion Dr	(757) 839-7812	0.35	Offices And Clinics Of Dentists
Find The Balance Chiropractic & Wellness Center Corp.	1213 Laskin Rd Ste 101	(423) 920-9122	0.35	Offices And Clinics Of Chiropractors
Comfort Keepers Home Care	1213 Laskin Rd Ste 207	(757) 204-1108	0.35	Home Health Care Services

#### HOSPITALITY

	Address	Phone #	Distance	Description
Mainstay, L.I.c.	1120 Laskin Rd Ste 101	(757) 417-0641	0.35	Hotels And Motels
1900 Pavilion, LLC	1900 Pavilion Dr	(757) 422-8900	0.41	Hotels And Motels
Gringteam Inc	1900 Pavilion Dr	(757) 422-8900	0.41	Hotels And Motels
Galaxy Corporation	716 21st St	(757) 422-3617	0.51	Hotels And Motels
Coastal Accommodations, LLC	932 Laskin Rd Ste 200	(757) 417-7405	0.56	Vacation Lodges
Howard Johnson Inn	817 Virginia Beach Blvd #	(757) 352-1720	0.67	Hotels And Motels
Inn Keepers LLC	817 Vrgnia Bch Blvd Ste 1	(757) 401-4102	0.67	Inns
Atrium Corporation	315 21st St	(757) 491-1400	0.81	Hotels And Motels
Vsa Resorts	315 21st St	(757) 491-1400	0.81	Resort Hotel
Lq Management L.I.c.	2800 Pacific Ave	(757) 428-2203	0.82	Hotels And Motels

#### ORGANIZATIONS - ASSOCIATIONS

	Address	Phone #	Distance	Description
Red Church, Inc.	600 25th St	(757) 228-1502	0.36	Baptist Church
Shepherd Good India	1062 Laskin Rd Ste 21a	(757) 428-1092	0.37	Nonchurch Religious Organizations
Virginia Beach Lifehouse	1072 Laskin Rd	(757) 692-2662	0.38	Miscellaneous Denomination Church
Faith And Women Ministries	1288 Laskin Rd Apt 300	(757) 204-5754	0.6	Religious Organizations



Temple Emanuel Synagogue	424 25th St	(757) 428-2591	0.64	Synagogue
First Church Christ Scientists	1341 Laskin Rd	(757) 428-0109	0.76	Church Of Christ
The Fellowship Of The Inner Light	620 14th St	(757) 428-5782	0.91	Miscellaneous Denomination Church
The Beach Church Inc	503 15th St	(757) 428-5441	0.92	Churches, Temples, And Synagogues
Salt Church	1120 Marshview Ct	(919) 795-7582	0.94	Miscellaneous Denomination Church
First Baptist Church	401 35th St	(757) 428-6562	0.99	Baptist Church

**PERSONAL SERVICES**

	Address	Phone #	Distance	Description
North End Crossfit	535 N Birdneck Rd Ste B	(757) 617-4252	0.18	Physical Fitness Facilities
Your Personal Trainer	615 N Birdneck Rd Ste 201	(757) 390-2835	0.19	Health Club
Vanessa Vaughan Fitness LLC	624 Seawatch Cv	(401) 855-3886	0.22	Physical Fitness Facilities
Anytime Fitness	968 Laskin Rd	(757) 962-0802	0.5	Physical Fitness Clubs With Training Equipment
Elevate 24hr Fitness, LLC	968 Laskin Rd	(757) 232-5273	0.5	Health Club
Wareings Gym Inc	700 19th St Ste 107	(757) 491-0700	0.59	Health Club
Atlantic Paddle Source LLC	600 Laskin Rd	(757) 828-7871	0.64	Physical Fitness Facilities
L V J LLC	616 Virginia Beach Blvd	(757) 422-8514	0.72	Spas
Strength Squad, LLC	2951 Baltic Ave Ste 306	(757) 477-7433	0.77	Physical Fitness Facilities
Free Spirit Fitness	448 Lisa Sq Apt 325	(757) 965-3570	0.88	Physical Fitness Facilities

**SHOPPING**

	Address	Phone #	Distance	Description
Circle K Stores Inc.	580 N Birdneck Rd	(757) 425-6479	0.12	Convenience Stores, Chain
Ancient Vibrations Shop	1101 Bluebird Dr	(757) 343-2529	0.14	Miscellaneous General Merchandise
Pte Inc.	921 A St	(757) 285-9832	0.15	Grocery Stores
Steelmaster Buildings, Inc.	1023 Laskin Rd Ste 109	(757) 422-6800	0.34	Prefabricated Buildings
Tidewater Convenience, Inc.	705 22nd St	(757) 425-1212	0.44	Convenience Stores
Miller Oil Co., Inc.	971 Virginia Beach Blvd	(757) 425-0686	0.63	Convenience Stores
Bj And Jb Music LLC	432 24th St	(757) 324-1437	0.64	Grocery Stores
Java Beach Coffee Co	619 18th St	(757) 754-5446	0.65	Coffee
Mmm Coffee, LLC	619 18th St	(757) 233-4007	0.65	Coffee
Dollar Tree Stores, Inc.	1077 Virginia Beach Blvd Ste	(757) 422-3575	0.66	Variety Stores

## ✓ CITY SERVICES

### Voting Precinct

**Precinct:** Precinct 2 - 002  
**Location:** Museum of Contemporary Art  
**Address:** 2200 Parks Ave 23451  
**Telephone:** 425-0000

### Voting Districts

**Local Election:** District 6  
**State Senate:** District 20  
**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, May 7, 2024

## ✓ SCHOOLS

### Elementary School

#### SEATAK ELEMENTARY SCHOOL

**Address:** 912 S. Birdneck Road  
**Phone:** 757-648-3720

School Website

### Middle School

#### VIRGINIA BEACH MIDDLE SCHOOL

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

School Website

### High School

#### FIRST COLONIAL HIGH SCHOOL

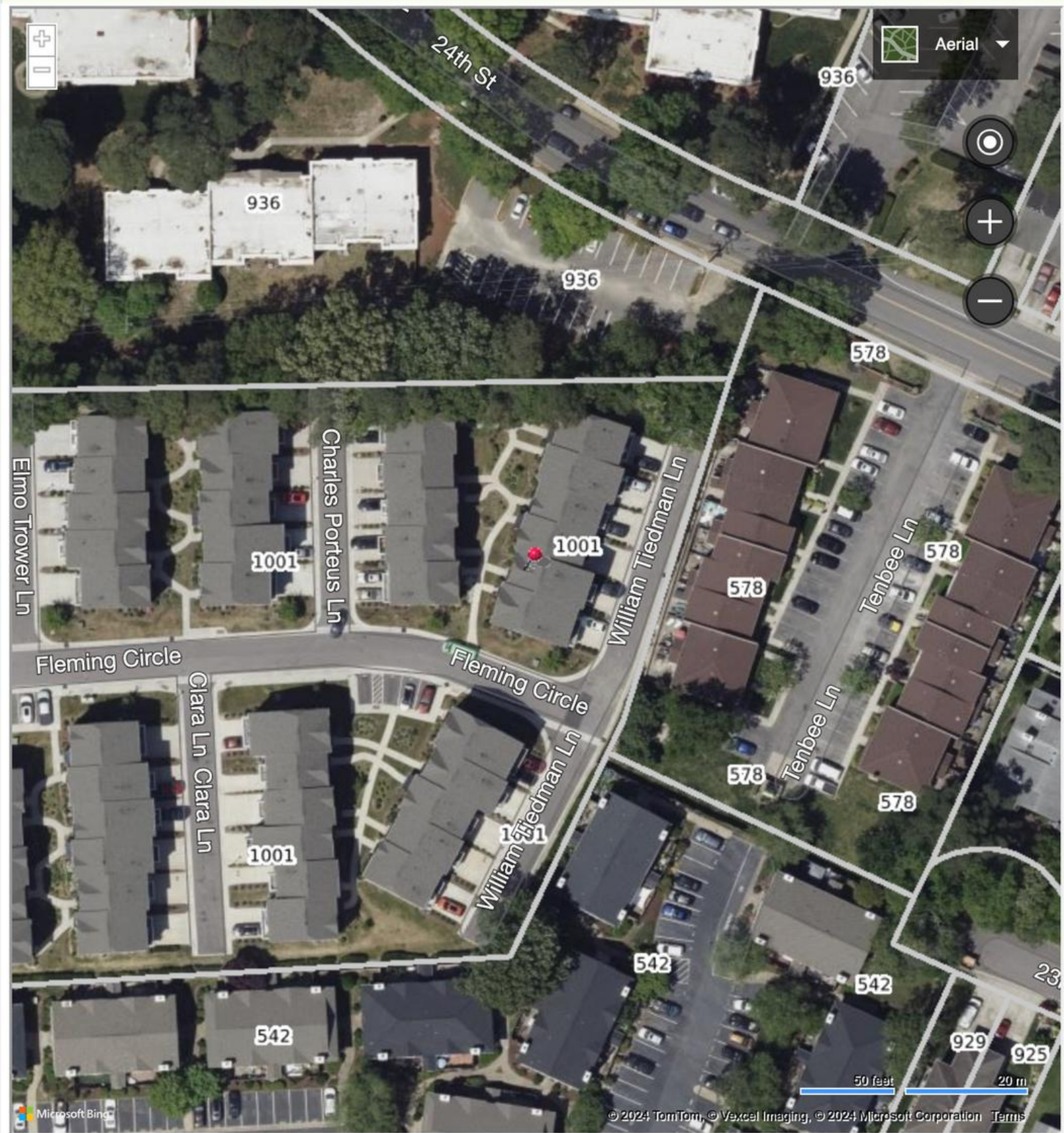
**Address:** 1272 Mill Dam Road  
**Phone:** 757-648-5300

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).







# Cross Property Client Full

540 William Tiedeman Lane, Virginia Beach, VA 23451, Virginia Beach VA

Active

Price: \$449,000



**MLS#:** 10530925  
**Contingent:** N  
**Parcel ID:** 241-769-41720-628  
**Res Type:** Attached  
**Possession:** SETTLEMENT  
**Ownership:** Condo  
**Financing:** None  
**Appx Taxes:** \$3,831  
**Mo. HOA/POA Fees:** \$0  
**HOA/POA:** No

**Market Time:** 54  
**Area:** 43 - Northeast Virginia Beach  
**Subdivision:** 029 - BEACH BOROUGH  
**Neighborhood:**  
**Date Entered:** 05/03/24  
**Date Off-Mrkt:**  
**Date Closed:**  
**Seller Cont:**  
**Mo. Condo Fees:** \$280  
**Model Name:**

## Public Remarks

Introducing your coastal haven! This 3-story condo offers 3 bedrooms and 2.5 baths for a perfect blend of luxury and relaxation. The open-concept living, dining, and kitchen areas boast a bright and inviting atmosphere. The kitchen features sleek granite countertops and stainless steel appliances. On the third floor, the spacious primary suite includes a luxurious en-suite bath with a walk-in shower and dual shower heads, while two additional bedrooms share a full bath for convenience and privacy. Outside, a private balcony is ideal for al fresco dining or enjoying a morning coffee. With dining options nearby and the beach just a short distance away, this townhome offers the ultimate coastal living retreat. Experience luxury, convenience, and charm-schedule your showing today! Dog Park is conveniently located in the neighborhood. Easy commute to work via proximity to HWY 264.

## Listing Details

<b>High:</b>	First Colonial	<b>Middle:</b>	Virginia Beach Middle	<b>Elementary:</b>	Seatack Elementary
<b>Bedrooms:</b>	3	<b>Appx SqFt:</b>	1,760	<b>New Cnstr:</b>	No
<b>Beds w Ensuite:</b>	1	<b>LP/SqFt:</b>	\$255.11	<b>Zoning:</b>	60
<b>F/H Baths:</b>	2 / 1	<b>Pool:</b>	No Pool	<b>Fireplace:</b>	0
<b># Rooms:</b>	7	<b>Fence Desc:</b>	None	<b>Water Htr:</b>	Gas
<b># Stories:</b>	3.0	<b>Wtrfrnt Desc:</b>	Not Waterfront	<b>Heating:</b>	Forced Hot Air, Nat Gas
<b>Appx Acres:</b>		<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>	2018	<b>View:</b>		<b>Sewer:</b>	City/County
<b>AICUZ Noise:</b>	70-75	<b>Unit Desc:</b>	3 Living Lvl	<b>Efficiency:</b>	Water Heater-Tankless
<b>AICUZ Crash:</b>	APZ2	<b>Roof:</b>	Composite	<b>Garage Y/N:</b>	Yes
<b>Style:</b>	Lo Rise	<b>Foundation:</b>	Slab	<b>Garage Tot. SqFt:</b>	
<b>Exterior:</b>	Stone, Vinyl	<b>Mstr Model:</b>	No	<b>Condo Level:</b>	1
<b>Floors:</b>	Carpet, Ceramic, Laminate/LVP, Wood				
<b>Parking:</b>	Garage Att 2 Car, Off Street, Driveway Spc				
<b>Interior Feat:</b>	Primary Sink-Double, Scuttle Access, Walk-In Closet, Window Treatments				
<b>Exterior Feat:</b>					
<b>Other Rooms:</b>	Balcony, PBR with Bath, Office/Study, Pantry, Porch, Utility Closet				
<b>1st Flr Bed/Bath:</b>	No				
<b>Appliances:</b>	Dishwasher, Dryer, Energy Star Appliance(s), Microwave, Range-gas, Refrigerator, Washer				
<b>Equipment:</b>	Cable Hookup, Ceiling Fan, Gar Door Opener				
<b>Amenities:</b>	Ground Maint, Trash Pickup				
<b>Accessibility:</b>					
<b>Green Cert:</b>					
<b>Sustainability:</b>					
<b>Miscellaneous:</b>					
<b>Contingencies:</b>					
<b>Disclosures:</b>	Disclosure Statement, Related to Seller, Resale Certif Req				
<b>Directions:</b>					
<b>Listed By:</b>	BHHS RW Towne Realty				

Jennifer Dawn, BHHS RW Towne Realty (757-486-8800, Direct: 757-524-0417)

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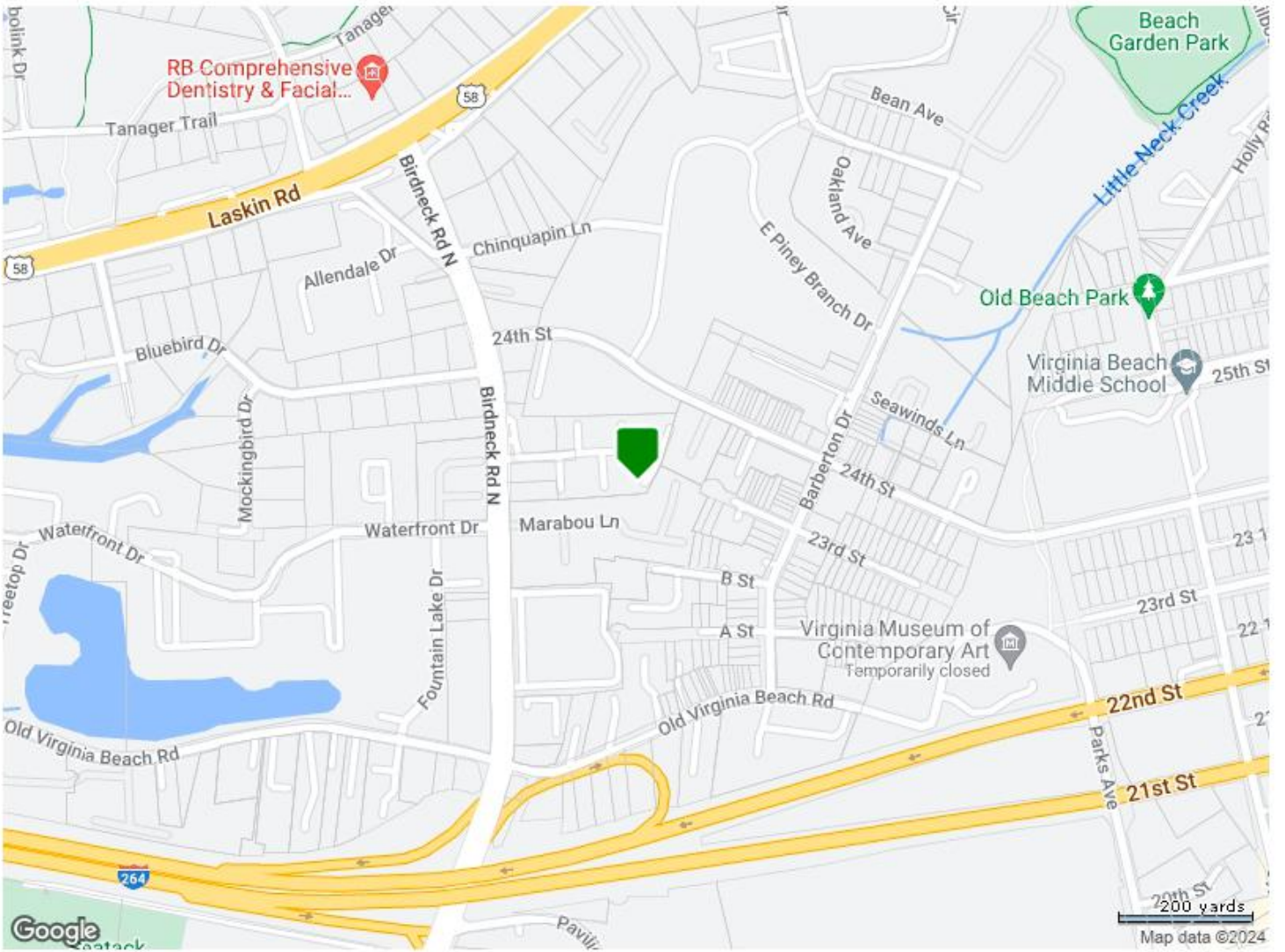


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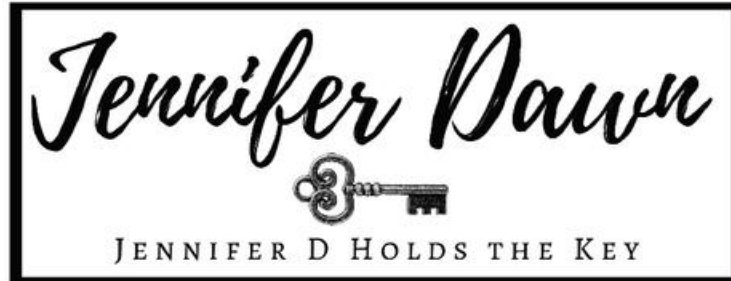
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Agent Listing MUI is 25268714  
Agent Listing 2 MUI is 25268714  
Selected 1 of 1 result.



Parcel Map



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REALTOR®



**EXPECT**  
*Exceptional*



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