

LONGVIEW

3.49 Acres



LONGVIEW, Lot 2, is 3.49 acres, 204 feet on Caroline Street and 204 feet on the Rappahannock River.

This is a river where Native Americans thrived, pirates once roamed, a nation was founded, eagles soar, and a United States Fish and Wildlife Refuge secures 123 acres on the river and tidal creek. Historic Town of Port Royal was founded in 1744 as a trading community with seafaring vessels taking commodities such as tobacco to England and returning with finished products. Union gunboats bombarded the Town during the Civil War, and the Town was used as a supply point for the Union Army and gunboats.

Today, you can see people kayaking or in fishing boats.

This section of the river narrows and then flows into bays. Water views are of the wider section of river in front of the property. Water is mostly fresh, with a salinity content ticking up during a drought. Vertical tide ranges about 1.6 to 2 feet. Many have boat docks, such as the neighbors to this property.

Photo right, look at the open area and two house to find the 3.5 acres.



NOTE: Information is not guaranteed accurate or complete. Alex Long, Weichert Realtors 540.371.8700





The lots are subject to a set of restrictive covenants and obligations. Please ask your agent to get those documents for your review.

Caroline Street, extended, was built to state specifications but is not yet in the state road system. Efforts are ongoing to get the street put into the state system.

Atlantic Broadband:

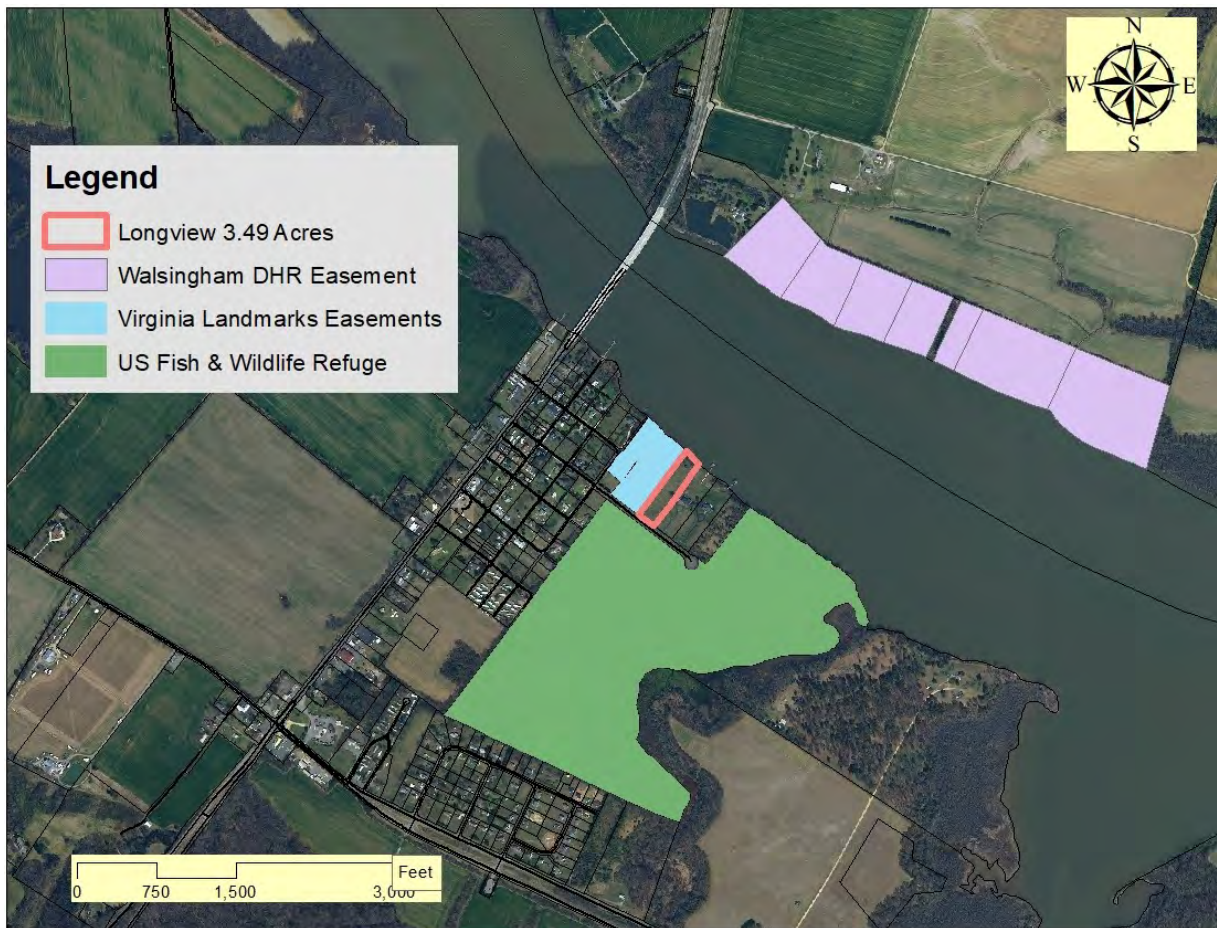
Broadband is in the Town at the corner of Caroline Street and Frederick Street. A grant to upgrade broadband was awarded to Caroline County. The cable from King George to Port Royal is supposed to be upgraded. There is no broadband cable on Caroline Street, extended. Neighbors to Lot 2 use satellite dishes. Could the cable be extended to Lot 2? Yes, depends on costs and whether the extension could be part of the upgrade.





Above, GIS map with ortho circa 2017.

Below, GIS map showing the Columbia Walker conservation easement which is applied to those lots across the river, and which purpose is ‘to protect the views from the Town of Port Royal’. Green area is the Refuge. Blue is a conservation easement to the Virginia Department of Historic Resources to protect Townfield. Lot 2 benefits from all those easements and public lands.



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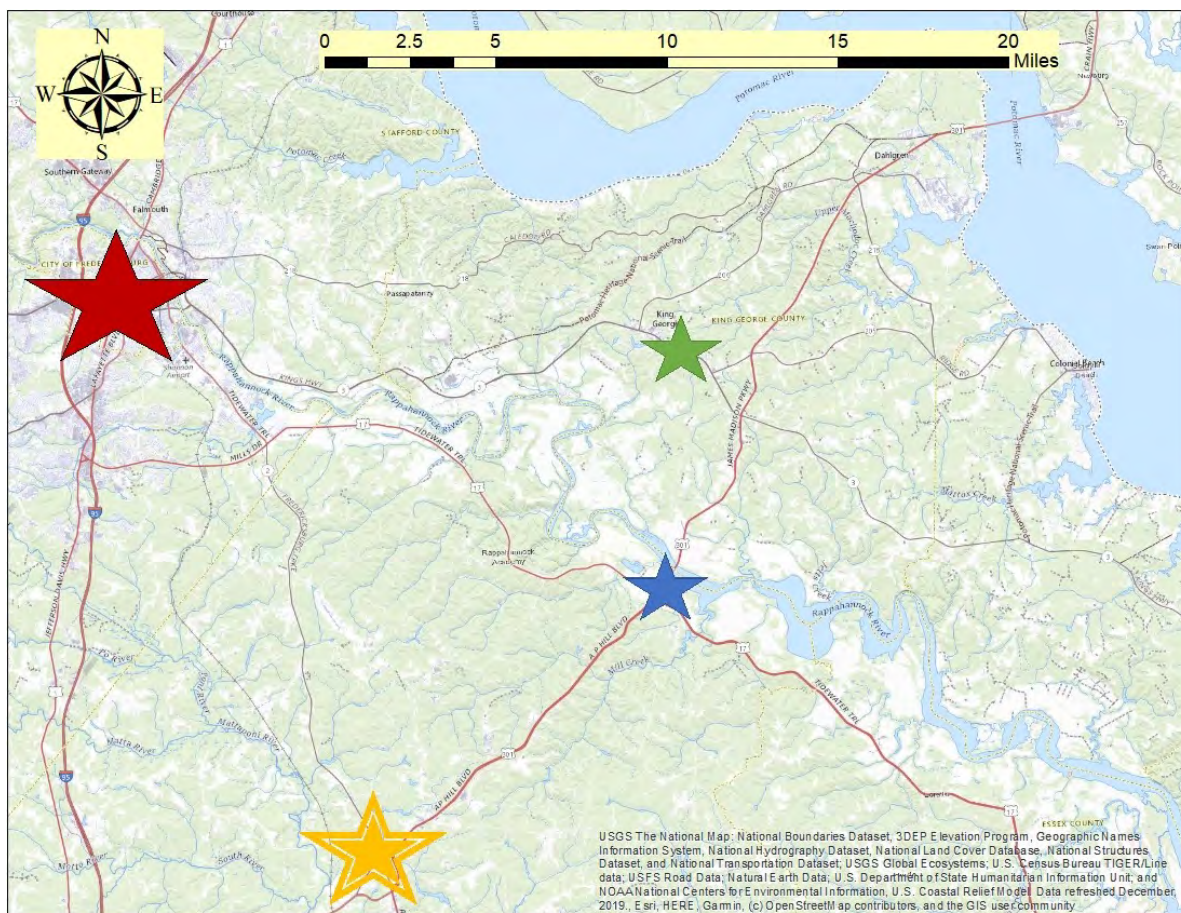


Miles of trails along the tidal creek and river are found in the Refuge.

Friends of the Refuge sponsor a fishing day for kids once a year on the pier at the end of King Street in Town.

Below, a map of the refuge.





LOCATION

Grocery store and some general merchandise stores/services are found at King George or Bowling Green. Each is about 15 minutes from Longview, depending on traffic. Few traffic signals, most is open road.

Exercise, training, and swimming are found at the 'Y', YMCA, at King George. In the morning, it takes me about 12-14 minutes to get there.

Downtown Fredericksburg is about a half hour. **Two approaches to the city:** either Route 17, but is congested at rush hour. Or, go across the bridge and short-cut over to Route 3 and take the King George/Stafford approach.

Washington is a carp-shoot, wherever you are coming from. Richmond is about an hour. If you can book a flight out of Richmond airport vs. Dulles or Regan National; take it.



Above, view of Caroline Street, extended. The road was built to state specs, but is not yet in the state system. To the right and at the end of the road is the Wildlife Refuge. Below, looking toward the river is Lot 2, which has been staked, to the left. Fence to the right is that boundary. The lot is mostly open, in grass.





View of part of the riverfront, above and below. Chesapeake Bay Act has a Resource Preservation Area (RPA), which is a buffer 100 foot landward of a water resource, which must be maintained. It is possible to take out small brush and trees and limb-up for sight lines. A professional can create a plan to have larger water views and maintain water quality with plantings of other landscape plants. Hydrilla is found in many rivers and creeks in Tidewater. It appears in late June and will disappear at first hard frost.



Town of Port Royal, Virginia and Historic Resources

Both the Town and Virginia Department of Historic Resources contributed to an update and adoption of a new State and National Registers of Historic Places designation. Size of the historic area was increased and the time period extended from 18th and 19th century to include the 20th century as well.

Creation of an historic district with architectural controls and reviews is a goal of the Town.

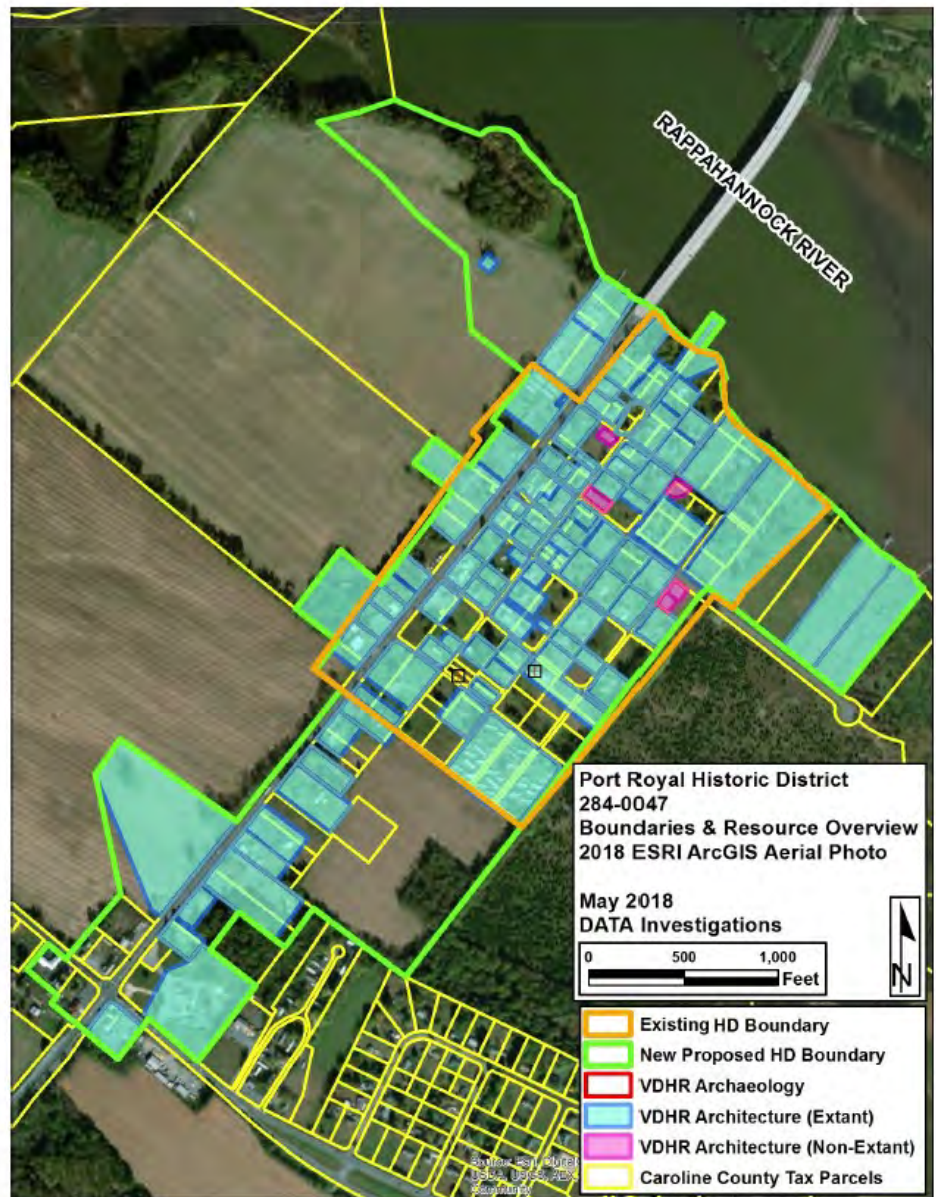
Rockefeller sent his landscape architect to Port Royal in the late 1920's because the town retained most of its colonial layout and structures. What is known as the 'Schurcliff Map' resulted, which shows each structure, its outbuildings, curtilage, and even the garden paths.

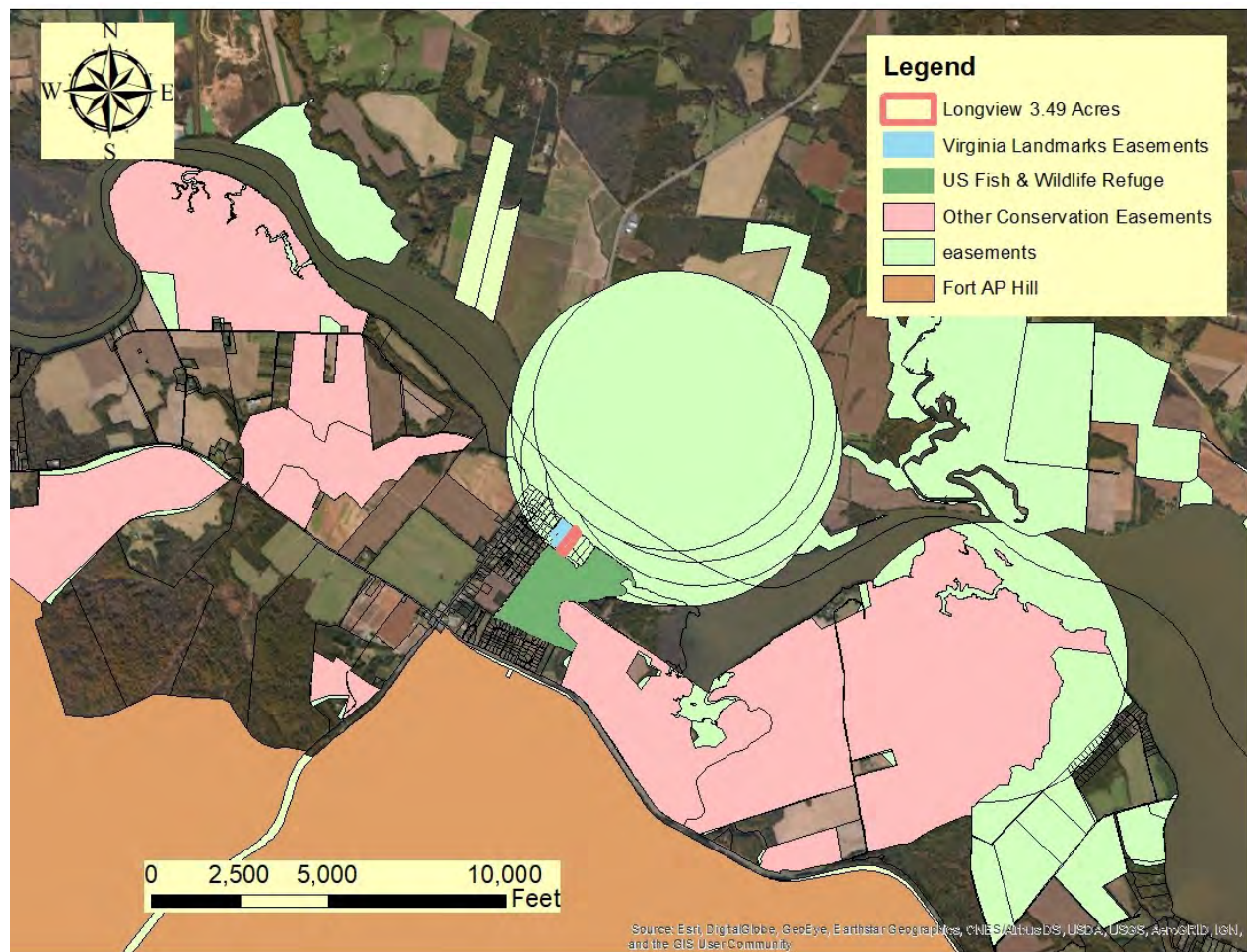
The Town has much opportunity.

The Town has a planning commission and town council. Any resident can run for office.

Port Royal has great location, much history and historic resources, a 123 acre wildlife refuge, frontage on the Rappahannock River with a fishing pier.

This Town has much potential. Just looking for where the next Rockefeller.





Above, GIS map showing conservation easements, Wildlife Refuge, and Fort AP Hill.

Fort AP Hill is the reason Route 17 is a pleasant and attractive drive, with miles and miles of trees and no development along Route 17. There is some noise, every now an again; but it is a good trade-off.

Conservation Easements to Virginia Outdoors Foundation are the gold standard, and dominate. Many thousands of acres are under conservation easement up and down the river.

Virginia Department of Historic Resources (“DHR”) also holds conservation easements. The graphic, above, is purposefully distorted by DHR to obscure some of the historic sites to prevent people from going onto the properties with metal detectors or removing historic artifacts.

NOTES

