

**ESTATE LOTS
AVAILABLE**

**(3) WOODED
5+ ACRE LOTS
AVAILABLE**

**CUSTOM HOME
BUILDING
OPPORTUNITY**

OVERVIEW

Three Wooded 5+ Acre lots at the end of a quaint cul-de-sac. Wide fanning lot gives user plenty of privacy and wildlife opportunities. Bring your builder, and own a your own slice of country.

These lots offer an great opportunity to build your own custom home with your builder of choice. Each lot is confirmed for drain fields and reserves and have no minimum home requirements.

- 5+ Acre Estate Lots Available for Purchase
- Wooded Lots on quiet Cul-de-sac
- Custom Home building opportunity | Build your Dream Home
- Each Lot is confirmed for Drain fields and Reserves
- Wide Fanning Lots offering maximum Privacy

CONTACT

James E. Jarrell IV
540.899.3825
jjarrell4@jarrellinc.com

jarrellinc.com | 540.899.3825
1005 Sophia Street, Fredericksburg, VA 22401

Jarrell Properties, Inc.



LOTS & COMMUNITY

Three (3) large, single-family estate lots available for purchase in the Canwick Estate Subdivision. Wooded 5+ acre lots situated in a quiet cul-de-sac.

Lot 31C-2-11: 5.026 Acres

Lot 31C-2-12: 5.045 Acres

Lot 31C-2-13: 5.304 Acres

AMENITIES

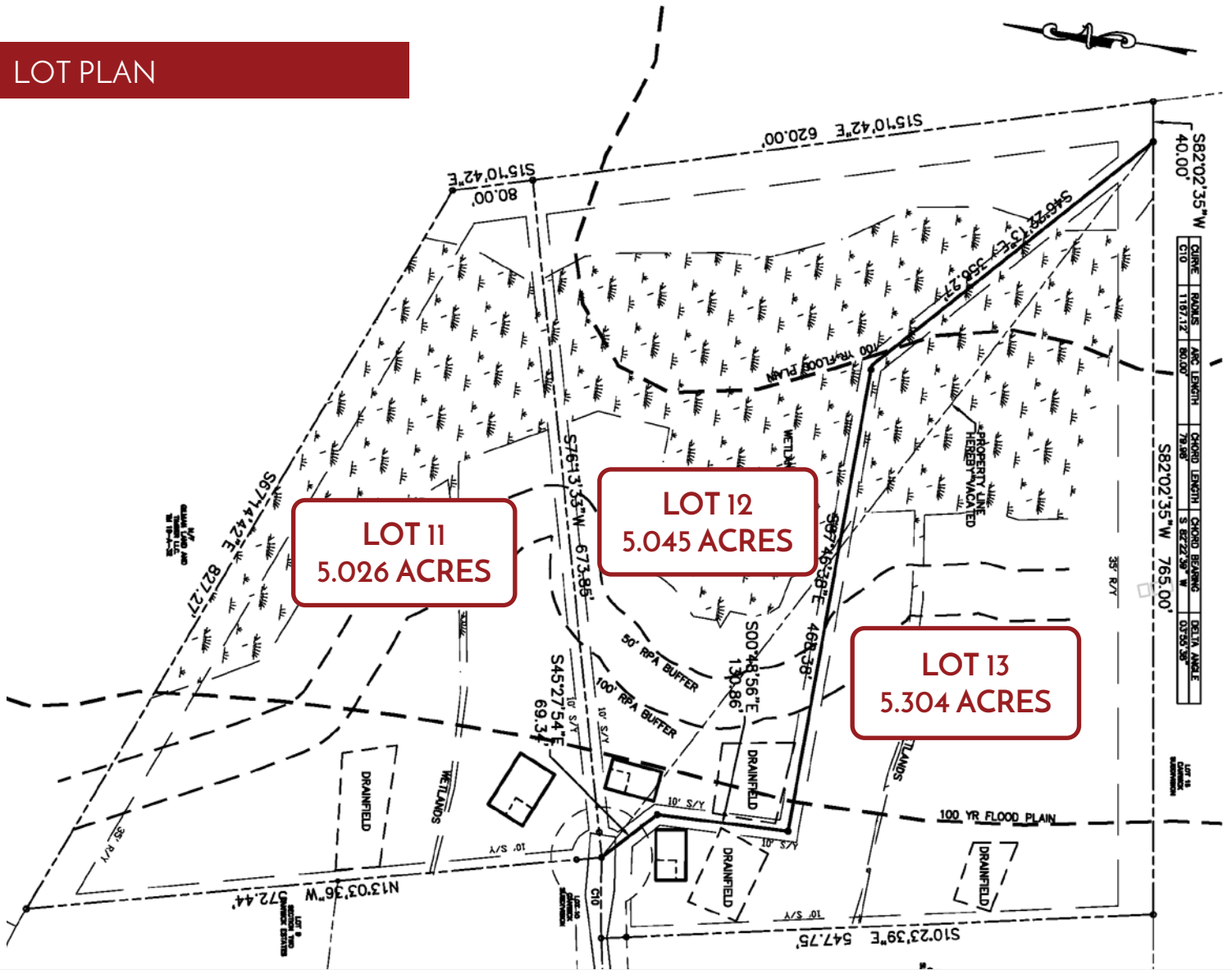
- 5+ Acre Wooded Lots
- Rural Location on Quiet Cul-de-sac
- Custom Home Building Opportunity
- Great Privacy – lots abut large tract of land with no future plans to develop
- No Proffers
- Short driving distance to numerous lakes, rivers and other recreational areas

SCHOOLS

- Brock Road Elementary
- Post Oak Middle
- Spotsylvania High



LOT PLAN



SPECS

- **Lot Size:** 5.026 AC; 5.045 AC; 5.304 AC
- **Tax Map Parcels:** 31C-2-11, 31C-2-12, and 31C-2-13
- **Utilities:** Well & Drain field
- **Proffer/Impact Fees:** N/A
- **Number of Units:** 3 Lots Available
- **Offering Terms:** Lots can be purchased individually | Bring your Building of choice

CALL FOR LOT AVAILABILITY



CANWICK ESTATES

SPOTSYLVANIA COUNTY, VA

Jjarrell Properties

Real Estate Development

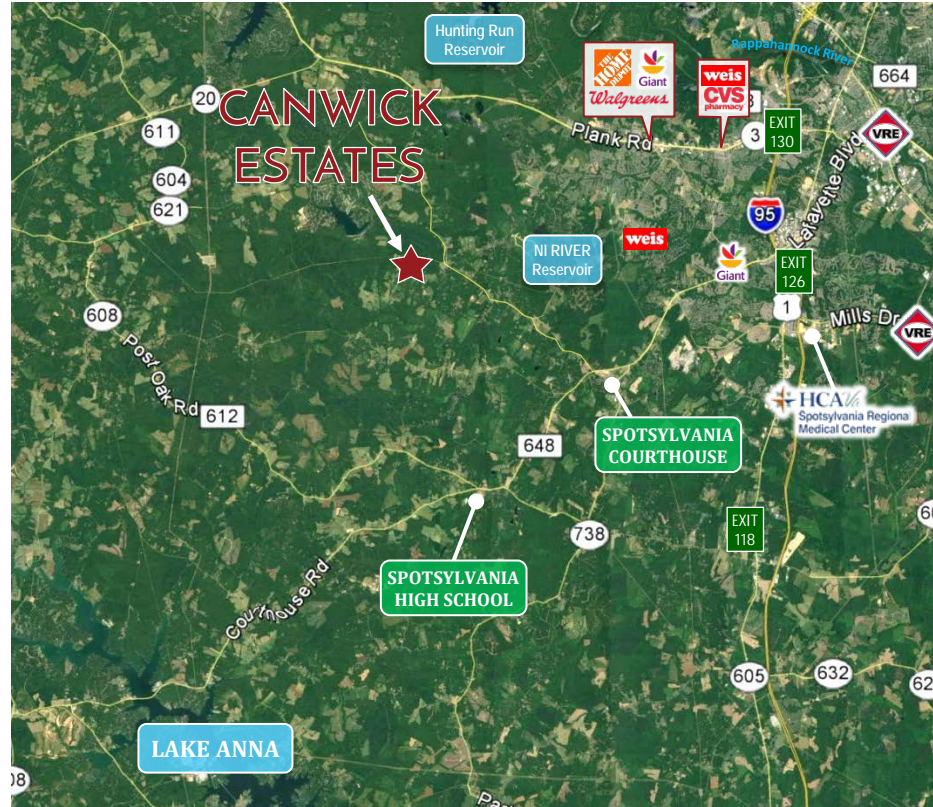
LOCATION

SPOTSYLVANIA COUNTY, VA

Lantern Lane
Spotsylvania, VA 22551

Canwick Estates is located just off Catharpin Road on Carriage Rd in Spotsylvania County, Virginia. The community is located in a rural area, but still convenient to shopping and amenities. Canwick provides the benefits of beautiful rural countryside, and comfortable living on large private, wooded lots.

- Located off Catharpin Road less than 1 mile from Brock Road and Todd's Tavern Market
- The properties are also convenient to Route 3/Plank Road, Route 208/Courthouse Road, and Route 20/Constitution Hwy
- Within minutes of major civil war battlefields including the Battle of Chancellorsville, Battle of Wilderness and Battle at Spotsylvania Courthouse
- Convenient to the Rappahannock River, Rapidan River, Ni River Reservoir, Hunting Run Reservoir and numerous other recreational areas
- Approximately 13 Miles from Lake Anna State Park
- Close proximity to numerous Golf Courses, Wineries and much more!



**RURAL
COMFORTABLE
LIVING WITH
CONVENIENT
LOCATION**



CONTACT

James E. Jarrell IV
540.899.3825

jjarrell4@jarrellinc.com

J Jarrell Properties, Inc.

jarrellinc.com | 540.899.3825

1005 Sophia Street, Fredericksburg, VA 22401