

# 2316 Rookery Way Virginia Beach

LIVE AT THE BEACH... VACATION EVERY DAY!

## PROPERTY DETAILS



**Listing Price:** **\$360,000**

**Listing Address:** 2316 Rookery Way  
Virginia Beach  
VA 23455

**Bedrooms:** 3

**Full Baths:** 3

**Partial Baths:** 1

**SQ FT:** 1781

**Style:** 2 Story Transitional

**Garage:** 1 Car

**Heat Source:** Electric

**Schools:** Cox High School

**QR Code:**

On a SmartPhone?  
Scan the QR code  
to see this listing



## PROPERTY DESCRIPTION

Be the envy of your friends, when they see where you live they'll want to move here. We can help them too!

What one word describes everything about this home? **RELAX!**

All the work is done. The current owners have taken care of this home like they were going to live here forever. Just a short walk to the beach on the Chesapeake Bay. Great neighbors who will welcome you to the neighborhood. **"Relax, you're on Vacation.... every day of the year!"** Yes, we know you may actually have to work, but as your drive home.... You will be **"Going to your Vacation Home."**

I often see homes advertised as "Move in condition" and when I go there the place is not even close! Well, this time YOU won't be disappointed. The current owners have been living here the way you would hope everyone would. They have constantly anticipated potential problems and made repairs or improvements before a true problem arose.

### Examples:

New Heating and Cooling system installed in 2001

Water Heater 50 Gallon in 2006

Awning for the deck. Newly Covered in 2004

Custom Window Treatments (Will stay for your enjoyment)

Water line replaced (from water meter to the house)

Roof 1997

Outside painted with two coats in 2004

New Gutters installed in 2004

Attic Fan installed

Work done around front entry in 2003 using pressure treated wood.

New Kitchen appliances in 2002. (All appliances will stay for your enjoyment)

Washer & Dryer New in 2005 (These too will stay)

Many new light switches, modern touch.

Fireplace in the great room, they don't use it, but the paint that was used is heat resistant.... so we believe you could use the fireplace if you wish.

Custom Lights and ceiling fans, these also will stay for your pleasure.

Aeries is not a condominium, nor is there a Property Owners Association so no large fees involved. There is an active Civic League and we would suggest you join and become one of the active members. Please visit [www.AeriesontheBay.com](http://www.AeriesontheBay.com) to learn more.

It will be our pleasure to provide you with a private viewing or answer any questions. Give us a call @ 757-490-7300 x 550

**Ready to buy?** We will be happy to help, we can help you arrange financing too.

**Don't live in the local area?** We will be happy to talk with you about what you need to make the move as easy as possible.

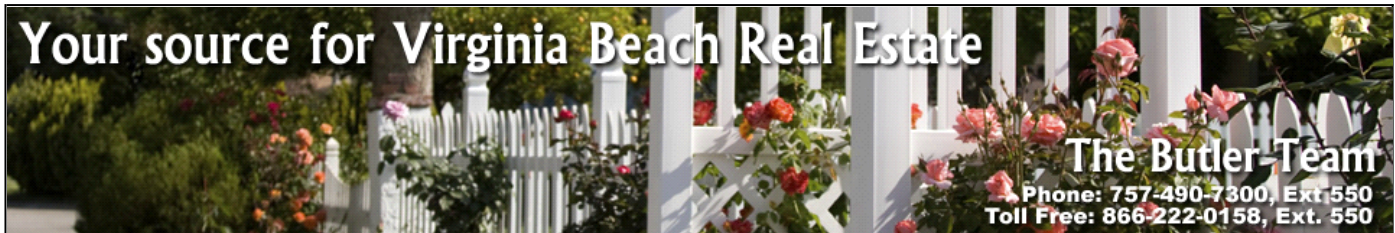
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## CONTACT INFORMATION

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### **Equal Housing Opportunity**

Property information deemed reliable but not guaranteed and should be verified.

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