



## MARKET BASED PRICE IMPROVEMENT!! 1.41 ACRES OF RESIDENTIAL DEVELOPMENT READY LAND FOR SALE IN NORTHAMPTON COUNTY VA!

### REDUCED

**Great 1.41ac building lot with community dock, seclusion, and easy access to the boat launch at Morley's Wharf Fishing Pier near the town of Exmore!**

Mossy Oak Properties is pleased to present to you an excellent opportunity to own a great building lot with community dock access to Nassawadox Creek in the secluded Hideaway Cove neighborhood. This 1.41 acre lot offers over 300 feet of paved road frontage along Hideaway Cove Road, easy access to the town of Exmore, Morley's Wharf Boat Ramp, and all the eastern shore has to offer.

This wooded lot offers the ability to keep that secluded feel sitting at the entrance to Hideaway Cove while enjoying beautiful scenery of the cropland, wildlife, and sunsets across the bay. This lot offers the ability to place your new home nestled among the trees for privacy with a view of the fern covered creeks edge leading out to Nassawadox Creek! The lot offers electricity and telecom ready for your new home to be built! Enjoy quick access to the bay from the community dock or a quick trip down to the sandy beaches of Silver Beach just minutes away!

Hideaway Cove is located just 15 minutes from the shopping and dining of Exmore and 2 minutes from Camp Silver Beach YMCA. Morley's Wharf Boat Ramp is located just 12 minutes away. The Morley's Wharf fishing pier extends 150-feet into Occohannock Creek and has a 50-foot L-head and meets current ADA standards. The location also offers two double-wide boat ramps and a paved parking lot.

Historic downtown Cape Charles is just over 30 minutes away with a world class golf course, marinas, shopping and fine dining. Being centrally located along the Eastern Shore, these parcels offer the ability to enjoy the amazing scenic countryside and wild horses of the barrier islands in Chincoteague and Assateague to the north, or the greater Virginia Beach and Norfolk areas to the south along scenic Route 13 all approximately within an hour and a half drive. Come see this amazing property and enjoy all that the Eastern Shore of Virginia has to offer!

### -OWNER FINANCING IS AVAILABLE-

Links of Interest:

Morley's Wharf Fishing Pier: <https://mrc.virginia.gov/vsrfd/morleys.shtm>

Town of Exmore: <https://www.exmore.org/>

Town of Cape Charles: <https://www.capecharles.org/>

### MORE DETAILS

#### Address:

Off Hideaway Cove Road  
Exmore, VA 23350

**Acreage:** 1.4 acres

**County:** Northampton

**MOPLS ID:** 28073

#### GPS Location:

37.491000 x -75.944400

**PRICE: \$22,500**

### CONTACT AGENT



**CALEB HOOKER**

AGENT

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