

**COLDWELL  
BANKER** 

**ELITE**

13-2D Belvedere Drive

Other

For All of Your Real Estate Needs

13-2D Belvedere Drive, King George, VA, 22485

GOLDWELL  
BANKER

ELITE

All of Your Real Estate N

# 13-2D Belvedere Drive

13-2D Belvedere Drive, King George, VA, 22485

**Price:** \$ 995,000

**MLS #:** VAKG121218



NUMBER OF  
**BEDS**

-

5 acres of waterfront property, this One of a Kind Gem is on a breathtaking panoramic point of the Potomac River. Located just 20 minutes from Downtown Fredericksburg on the scenic Belvedere Beach, this land has been perced for 4 bedrooms and ready to support your dream home and sprawling pier. Ripe with history, this land was the home of the Belvedere Hotel and Casino. People from all over, with the likes of Patsy Cline and George Jones, would travel by boat and car to the Hotel and enjoy everything from live bands, gambling, fine whiskey, and beautiful views. Once a central hub for travelers and thrill-seekers, this land has cultivated culture renowned in Virginia since the early 1900s. The current owners have amassed a collection of news articles about the land dating back to 1926. With 470 feet of prime water frontage and beach, paradise is just a leisurely stroll through your back yard or viewing from the comfort of your newly built dream home. The current owner has installed and maintained rip raps and has meticulously cared for the beach. This land is perfect for the water lover, as it is the ideal spot for shells and shark teeth to wash ashore. Enjoy the comfort of a quiet community with a front gate and well-maintained and paved roads in an area where the only noise you can be accustomed to is the ebb and flow of the Potomac River. A 200ft pier was permitted and can include two boat lifts. Quick access to Fairview Beach and Hope Springs Marinas, as well as local waterfront bars and restaurants. Your waterfront paradise awaits! Only lot left! ONE of a Kind.



## Charlotte Rouse

**Emerald Club Award - Multi-Million Dollar Producer 2013-2021** There is a reason Charlotte Rouse has been named one of the Top Realtors in the regions 9 years running  
Committed to serving the home-ownership needs of clients by providing superior customer service and treating clients like family!  
As your realtor, Charlottes professional experience in the technology industry brings an added value in regards to online and social media marketing, which will help you sell or purchase your new home in Fredericksburg, Stafford, Spotsylvania, King George, Caroline, Orange, Fairfax, Prince William & The Northern Neck area.  
Luxury Home Certified as well as Short Sale certified. Charlotte has extensive expertise in relocation services so your move can be as stress-free as possible. Her personal attention to each client is what separates her from other Realtors®.  
The Rouse Team experience and dedication to each individual is what keeps clients coming back for all their real estate needs.  
Buy OR Sell Your House With ROUSE

Sales Associate

License Number: 0225193277

Fredericksburg, Virginia 22407

+1 540-419-9206

+1 540-419-9206

crouse@coldwellbankerelite.com

<https://www.coldwellbankerluxury.com/crouse-5f56>

The best compliment is a recommendation from a client. Read what some have said about Charlotte:  
I can say nothing but great things about working with Charlotte and her Team. From our initial engagement to our closing, Charlotte and her Team provided the highest level of customer service, very professional, very responsive, and very knowledgeable! They always make you their top priority! Highly recommended! - Crystal Crouse  
Charlotte Rouse was exceptional in every way. I sold a house that had some deferred maintenance that needed to be done, and she helped me locate professionals who could do the work in... a timely fashion for a reasonable price. Charlotte stayed in touch with me every step of the way. Since I live in a different town from the property I was selling, it was very helpful to me to have a realtor I could trust to get the job done! If you need a realtor in Fredericksburg, Charlotte Rouse is the one to call! -Mary Wescott Riser, Real Estate Investor

Charlotte is a very personable, yet extremely professional and efficient Real Estate agent. She listens to what her clients' needs and desires are in searching for a property and asks detailed questions... before selecting homes for viewing. Equally important, she knows the area 'inside-out and backwards', allowing her to answer a myriad of questions that anyone new to the area will have. On the selling side, her knowledge and experience were, once again, exceptional. She had my home ready to market within days of seeing it, and dealt with the minutiae of contract details quickly and proficiently. I was

Listed by: Coldwell Banker Elite



# COLDWELL BANKER

[https://www.coldwellbankerluxury.com/13-2d-belvedere-d](https://www.coldwellbankerluxury.com/13-2d-belvedere-drive)  
**rive**

License Number: 0225193277

able to sell very quickly and at a price that made me very happy. In short, I highly recommend Charlotte Rouse for any Real Estate needs one may have!-Patricia Carle, Retired

RealtorCharlotte and her team were very responsive and helpful during the entire process. I had several questions during the acquisition of a new property, and the team was professional and courteous... going above and beyond my expectations. I would, without hesitation, recommend Charlotte for any real estate transactions, and I would definitely trust her and her team to handle any future buying / selling activities.- Johnathan Ross, Managing Member of JD Ross Consulting, LLCCharlotte and her team were very professional. Jake was always on the ball and quick to address any questions or concerns my wife or I had. Charlotte made us feel like we had know her for years. We... really enjoy our experience working with her.-Andrew Gaydish & Curri Weedon, Professional DriverWe selected Charlotte Rouse to sell our home because of her record in sales. We felt the offering price Charlotte suggested met our needs and would appeal to buyers. Charlotte advised us on staging and preparing our house for photography. We followed her advice and we were able to accept an offer in a very short time. The staff supporting Charlotte continued to help us as we quickly moved to closing. We were concerned because we moved out of town before settlement took place. Throughout all, Charlotte and staff responded quickly to our questions. Selling your house can be a stressful experience but our worries were for naught. Everything worked out well. Charlotte and her team delivered.-Jay & Marianne Abbott,DahlgrenEngineersSuch a wonderful experience working with Charlotte to purchase my new home in Argyle Heights. From the time I began looking to closing on the house was less than 4 weeks. So much happened so... quickly, and Charlotte made the process so easy and flawless for us. Charlotte's professional relationship with the other agent, inspectors, title company, etc., was the key to having our offer accepted - and closing so quickly. Thank you Charlotte Rouse and her associate Jake Black for helping acquire this dreamy home &lt;3-Sue Coron, Agriculture Division Government Sector &lt;3-Scott Crist, CEO of Osperity, Texas

#### Languages I speak

- English
- Dutch
- Norwegian
- Swedish

#### I can advise you on:

- Luxury Homes
- Buyer Representation
- Land
- Relocation
- Investment Properties
- First-Time HomeBuyers
- Military & Government Families
- New Construction
- Farm and Ranch
- Military Relocations
- Retirement Communities
- Multiple Languages
- Hospital, Doctors, Staff
- Lot & Land, Commercial (Local & Outside Investors), Building, New Construction
- Vacation Homes
- First-time Home Buyers
- Recreation Properties
- Short Sale, Foreclosure Specialist
- &Long Distance Support for International Real EstateInvestors, Appraisals, and Real Estate Opportunities
- Luxury Properties

 <https://twitter.com/CharlotteRouse>

 <https://www.facebook.com/CharlotteRouseRealtor>

 <https://www.linkedin.com/in/charlotterouse/>

 <https://www.instagram.com/charlotterousehouse/>