

Agent Summary

209 Bulwell Forest, Williamsburg, VA 23188, James City County VA

Status: **Active**
Price: \$68,000

MLS#: [10468976](#)
Master List:
Contingent: N
Ownership: Simple
RM:

Prop Type: Land and Farms
Appx Acres: 0.48
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood: NOTTINGHAM PLACE
Date Listed: 01/06/23
Date Entered: 01/06/23
Date Updated: 07/21/23
Date Expire:
Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair Middle

Market Time: 251
Possession: CLOSING
Appx Taxes: \$623
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None



Owner Finance: No
Owner Name: JOHN W DAY & HSIUCHEN LIU REVOCABLE
Owner Phone:

Elem School: J Blaine Blayton Elementary

List Off: 9255 - Liz Moore & Associates LLC
LA Ph: 757-254-8136
LA Email:
List Type: Standard Agency ER

List Agent: 28460 - John Womeldorf
LA Other Ph:
Sub Agent:
Showing Inst: Go direct

SBC: 5
BBC:
SCA: No

Agent Rmrks: Seller is John W Day & Hsiuchen Liu Revocable Trust Monthly fees are lower until owner builds on property.

100 N Stocker Court, Williamsburg, VA 23188, James City County VA

Status: **Active**
Price: \$75,000

MLS#: [10491500](#)
Master List:
Contingent: N
Ownership: Simple
RM:

Prop Type: Land and Farms
Appx Acres: 0.48
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 06/20/23
Date Entered: 06/20/23
Date Updated: 09/06/23
Date Expire:
Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair Middle

Market Time: 86
Possession: SETTLEMENT
Appx Taxes: \$575
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None



Owner Finance: No
Owner Name: KEITH T HANSON & JEMM MARIE-HANSON
Owner Phone:

Elem School: D.J. Montague Elementary

List Off: 133720 - The Hogan Group Real Estate
LA Ph: 804-687-2982
LA Email:
List Type: Standard Agency ER

List Agent: 73261 - Alicia Chappell
LA Other Ph:
Sub Agent:
Showing Inst: Go Direct

SBC: 5
BBC:
SCA: No

Agent Rmrks: Contact Corey Willis for all questions/offers at Corey@HoganGrp.com

106 Dyke, Williamsburg, VA 23188, James City County VA

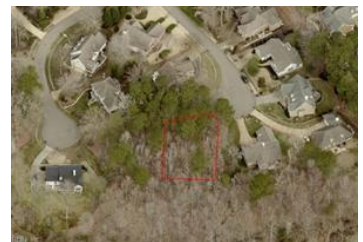
Status: **Active**
Price: \$75,000

MLS#: [10482488](#)
Master List: No
Contingent: N
Ownership: Simple
RM:

Prop Type: Land and Farms
Appx Acres: 0.27
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 04/17/23
Date Entered: 04/17/23
Date Updated: 04/26/23
Date Expire:
Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair Middle

Market Time: 150
Possession: AT SETTLEMENT
Appx Taxes: \$581
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None



Owner Finance: No
Owner Name: WILLIAM & PATRICIA R. ARMHOLD
Owner Phone:

Elem School: D.J. Montague Elementary

List Off: 131160 - Ford's Colony Realty
LA Ph: 757-784-0363
LA Email:
List Type: Standard Agency ER

List Agent: 26345 - Susan Krancer
LA Other Ph:
Sub Agent:
Showing Inst: Please call/text agent, then go show

SBC: 5
BBC:
SCA: No

Agent Rmrks: Agent will gladly walk this lot with you and answer any questions about the lot or about the Ford's Colony Community. This lot does not have the 3% development fee. A Capital Contribution Fee (CCF) of \$1128 is to be paid by the Purchaser at settlement for 2023. Please call or text agent and show.

115 Heathery, Williamsburg, VA 23188, James City County VA**Status:** Active
Price: \$80,000**MLS#:** [10459162](#)**Master List:** No
Contingent: N
Ownership: Simple
RM:**Area:** 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood: BLACKHEATH
Date Listed: 09/30/22
Date Entered: 10/01/22
Date Updated: 06/07/23**Market Time:** 349
Possession: SETTLEME
Appx Taxes: \$600
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None**Prop Type:** Land and Farms
Appx Acres: 0.29
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:**Date Off-Mrkt:**
Date Closed:
High School: Lafayette
Middle School: James Blair Middle
Elem School: D.J. Montague Elementary**Owner Finance:** No**Owner Name:** ELITE E & E INVESTMENTS, LLC
Owner Phone:**List Off:** 131160 - Ford's Colony Realty
LA Ph: 757-258-4000
LA Email:
List Type: Standard Agency ER**List Agent:** 53383 - Chelle Sheffield
LA Other Ph:
Sub Agent:
Showing Inst: Courtesy text/call to agent; Go show!**SBC:** 4.0%
BBC:
SCA: No**Agent Rmrks:** Agent will gladly assist in showing this property. NO 3% Development fee associated with this lot. A Capital Contribution Fee (CCF) of \$1128 to be paid by the Purchaser at settlement for 2023. Plat, soil study, and survey are in documents. Plans have been approved to build on by the Chesapeake Bay & River board. Owner has house plans approved by the HOA for this lot; if the buyer is interested in seeing them—contact agent for details.**204 Coxmoor, Williamsburg, VA 23188-3510, James City County VA****Status:** Active
Price: \$90,000**MLS#:** [10483913](#)**Master List:** No
Contingent: N
Ownership: Simple
RM:**Area:** 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood: NOTTINGHAMSHIRE
Date Listed: 04/27/23
Date Entered: 04/27/23
Date Updated: 05/06/23**Market Time:** 140
Possession: CLOSING
Appx Taxes: \$630
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None**Prop Type:** Land and Farms
Appx Acres: 0.55
Appx Lot Size: .51 to 1.0 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:**Date Off-Mrkt:**
Date Closed:
High School: Lafayette
Middle School: James Blair Middle
Elem School: J Blaine Blayton Elementary**Owner Finance:** No**Owner Name:** ZOUHOUR NARSRA SAKLY
Owner Phone:**List Off:** 6425 - CENTURY 21 Nachman Realty
LA Ph: 757-869-2899
LA Email:
List Type: Standard Agency ER**List Agent:** 65276 - Monica Calhoun
LA Other Ph:
Sub Agent:
Showing Inst: Go and Show.**SBC:** 3
BBC:
SCA: No**Agent Rmrks:** Go and Show.**209 Kilton Frst, Williamsburg, VA 23188, James City County VA****Status:** Active
Price: \$90,000**MLS#:** [10483899](#)**Master List:** No
Contingent: N
Ownership: Simple
RM:**Area:** 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood: NOTTINGHAMSHIRE
Date Listed: 04/27/23
Date Entered: 04/27/23
Date Updated: 05/06/23**Market Time:** 140
Possession: CLOSING
Appx Taxes: \$622
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None**Prop Type:** Land and Farms
Appx Acres: 0.45
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:**Date Off-Mrkt:**
Date Closed:
High School: Lafayette
Middle School: James Blair Middle
Elem School: J Blaine Blayton Elementary**Owner Finance:** No**Owner Name:** ZOUHOUR NARSRA SAKLY
Owner Phone:**List Off:** 6425 - CENTURY 21 Nachman Realty
LA Ph: 757-869-2899
LA Email:
List Type: Standard Agency ER**List Agent:** 65276 - Monica Calhoun
LA Other Ph:
Sub Agent:
Showing Inst: Go and Show.**SBC:** 3
BBC:
SCA: No**Agent Rmrks:** Courtesy text or call to the listing agent when showing.

123 Kingdom Of Fife, Williamsburg, VA 23188, James City County VA

Status: Active

Price: \$90,000

MLS#: [10483814](#)

Master List:
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood: BERKSHIRE
Date Listed: 04/27/23
Date Entered: 04/27/23
Date Updated: 05/06/23

Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair Middle

Market Time: 140
Possession: CLOSING
Appx Taxes: \$630
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None

Prop Type: Land and Farms
Appx Acres: 0.30
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Owner Finance: No

Elem School: D.J. Montague Elementary

Owner Name: LOFTI SAKLY
Owner Phone:

List Off: 6425 - CENTURY 21 Nachman Realty
LA Ph: 757-869-2899
LA Email:
List Type: Standard Agency ER

List Agent: 65276 - Monica Calhoun
LA Other Ph:
Sub Agent:
Showing Inst: Text agent 757-869-2899 and go show.

SBC: 3
BBC:
SCA: No



Agent Rmrks: Go show! Subject to Builders/marketing fee of 3% applies.

223 St Cuthbert, Williamsburg, VA 23188, James City County VA

Status: Active

Price: \$92,500

MLS#: [10492264](#)

Master List: No
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood: TURNBERRY
Date Listed: 06/22/23
Date Entered: 06/23/23
Date Updated: 07/02/23

Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair Middle

Market Time: 84
Possession: SETTLEMENT
Appx Taxes: \$1,183
Financing:
Subordination: No
Wtrfrnt Descr: Pond
Fence Desc: None

Prop Type: Land and Farms
Appx Acres: 0.29
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Owner Finance: No

Elem School: D.J. Montague Elementary

Owner Name: PETER H DOUGLAS Barbara B Douglas
Owner Phone:

List Off: 131160 - Ford's Colony Realty
LA Ph: 757-784-0363
LA Email:
List Type: Standard Agency ER

List Agent: 26345 - Susan Krancer
LA Other Ph:
Sub Agent:
Showing Inst: Courtesy call/text to agent and go show!

SBC: 4.0%
BBC:
SCA: No



Agent Rmrks: List agent will be happy to assist in showing this property or in providing information about Ford's Colony. Please call Susan at 757-784-0363. 3% development fee applies to this lot.

114 Burnham, Williamsburg, VA 23188, James City County VA

Status: Active

Price: \$95,000

MLS#: [10465884](#)

Master List: No
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 12/01/22
Date Entered: 12/01/22
Date Updated: 05/22/23

Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair Middle

Market Time: 287
Possession: SETTLEMN
Appx Taxes: \$995
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None

Prop Type: Land and Farms
Appx Acres: 0.66
Appx Lot Size: .51 to 1.0 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Owner Finance: No

Elem School: D.J. Montague Elementary

Owner Name: JENNIFER CAMPBELL Donald Ellerthorpe
Owner Phone:

List Off: 131160 - Ford's Colony Realty
LA Ph: 757-784-0363
LA Email:
List Type: Standard Agency ER

List Agent: 26345 - Susan Krancer
LA Other Ph:
Sub Agent:
Showing Inst: Courtesy call/text to agent; Go show!

SBC: 5.0
BBC:
SCA: No



Agent Rmrks: Soil study is attached to supplements. Agent will gladly walk this lot with you and answer any questions about the lot or about the Fords Colony Community. Call Susan at 757-784-0363. A Capital Contribution Fee (CCF) of \$1128 is to be paid by the Purchaser at settlement for 2023.

101 Deal, Williamsburg, VA 23188, James City County VA

Status: Active
Price: \$107,500

MLS#: [10480153](#)
Master List: No
Contingent: Y
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 03/31/23
Date Entered: 03/31/23
Date Updated: 09/12/23

Market Time: 167
Possession: SETTLEMENT
Appx Taxes: \$828
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None

Prop Type: Land and Farms
Appx Acres: 0.85
Appx Lot Size: .51 to 1.0 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair Middle
Elem School: D.J. Montague Elementary

Owner Finance: No

Owner Name: GLEN C. COFFMAN Susan K. Coffman
Owner Phone:



List Off: 131160 - Ford's Colony Realty
LA Ph: 757-784-0838
LA Email:
List Type: Standard Agency ER

List Agent: 27980 - Colleen Starr
LA Other Ph:
Sub Agent:
Showing Inst: Call Colleen for info on lot and Ford's Colony

SBC: 3.5
BBC:
SCA: No

Agent Rmrks: The listing agent is happy to walk the lot with you and your client and answer any questions you may have about building in Ford's Colony or about the neighborhood in general. Ask the agent for advice on putting a building deal together on this lot. A Capital Contribution Fee (CCF) of \$1128 is to be paid by the Purchaser at settlement for 2023. Subject to a ratified contract with contingencies. Owner wishes to continue to show the property and may consider backup/other offers.

142 Highland, Williamsburg, VA 23188, James City County VA

Status: Active
Price: \$119,900

MLS#: [10499703](#)
Master List: No
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood: ST. ANDREW'S VILLAGE
Date Listed: 08/19/23
Date Entered: 08/19/23
Date Updated: 08/28/23

Market Time: 26
Possession: AT CLOSING
Appx Taxes: \$955
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None

Prop Type: Land and Farms
Appx Acres: 0.34
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair Middle
Elem School: D.J. Montague Elementary

Owner Finance: No

Owner Name: DAVID W. LEES Natalie L. Lees
Owner Phone:



List Off: 131160 - Ford's Colony Realty
LA Ph: 757-849-2099
LA Email:
List Type: Standard Agency ER

List Agent: 67531 - David Lees
LA Other Ph:
Sub Agent:
Showing Inst: Courtesy text/call to agent; Go show!

SBC: 5
BBC:
SCA: No

Agent Rmrks: Agent will gladly walk this lot with you and answer any questions about the lot or about the Ford's Colony Community. This lot does not have the 3% Development Fee! A Capital Contribution Fee of \$1128 is to be paid by the Purchaser at settlement for 2023. Owner is Real Estate Agent.

189 Heritage Pointe Point, Williamsburg, VA 23188, James City County VA

Status: Active
Price: \$135,000

MLS#: [10485657](#)
Master List:
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 05/08/23
Date Entered: 05/08/23
Date Updated: 05/17/23

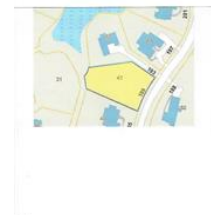
Market Time: 129
Possession: CLOSING
Appx Taxes: \$655
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None

Prop Type: Land and Farms
Appx Acres: 0.53
Appx Lot Size: .51 to 1.0 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair Middle
Elem School: D.J. Montague Elementary

Owner Finance: No

Owner Name: NONNA'S PROPERTIES LLC
Owner Phone:



List Off: 108500 - Virginia Capital Realty LLC
LA Ph: 757-439-4671
LA Email:
List Type: Standard Agency ER

List Agent: 26179 - Bruce Gordon
LA Other Ph:
Sub Agent:
Showing Inst: Vacant lot call listing agent then show

SBC: 3
BBC:
SCA: No

Agent Rmrks: Seller stopped development due to possible relocation. Site survey complete and builder has walked the lot and is simply waiting on home design selection for submission to add to development plan for submission to Architectural Review committee. Beautiful .53-acre lot near end of street with cul-de-sac. Nice pond near rear corner of lot. Water, gas, electric and sewer all available at street.

128 Highland, Williamsburg, VA 23188, James City County VA**Status:** Active**Price:** \$139,000**MLS#:** [10495844](#)**Master List:**
Contingent: N
Ownership: Simple
RM:**Area:** 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 07/21/23
Date Entered: 07/21/23
Date Updated: 07/30/23**Market Time:** 55
Possession: CLOSING
Appx Taxes: \$955
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None**Prop Type:** Land and Farms
Appx Acres: 0.15
Appx Lot Size: Less Than 1/4 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:**Date Off-Mrkt:**
Date Closed:
High School: Lafayette
Middle School: James Blair Middle
Elem School: D.J. Montague Elementary**Owner Finance:** No**Owner Name:** JAMES M NEW Melanie K New
Owner Phone:**List Off:** 9255 - Liz Moore & Associates LLC
LA Ph: 757-846-0202
LA Email:
List Type: Standard Agency ER**List Agent:** 40842 - Denise Fleischmann
LA Other Ph:
Sub Agent:
Showing Inst: go direct**SBC:** 4
BBC:
SCA: No**Agent Rmrks:** Go and show. Call Denise if you have questions.**196 Blackheath, Williamsburg, VA 23188, James City County VA****Status:** Active**Price:** \$175,000**MLS#:** [10459161](#)**Master List:** No
Contingent: N
Ownership: Simple
RM:**Area:** 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood: BLACKHEATH
Date Listed: 09/30/22
Date Entered: 10/01/22
Date Updated: 03/21/23**Market Time:** 349
Possession: SETTLEME
Appx Taxes: \$1,126
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None**Prop Type:** Land and Farms
Appx Acres: 0.27
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:**Date Off-Mrkt:**
Date Closed:
High School: Lafayette
Middle School: James Blair Middle
Elem School: D.J. Montague Elementary**Owner Finance:** No**Owner Name:** ELITE E & E INVESTMENTS, LLC Elite E&E Investments, LLC
Owner Phone:**List Off:** 131160 - Ford's Colony Realty
LA Ph: 757-258-4000
LA Email:
List Type: Standard Agency ER**List Agent:** 53383 - Chelle Sheffield
LA Other Ph:
Sub Agent:
Showing Inst: Courtesy text/call to agent; Go show!**SBC:** 4.0%
BBC:
SCA: No**Agent Rmrks:** Agent will gladly assist in showing this property and answering questions about building in Fords Colony. 3% Development fee associated with this lot. A Capital Contribution Fee (CCF) of one-half of the Ford's Colony HOA Regular Assessment is to be paid by the Purchaser at settlement. For year 2023, CCF amount is \$1128. Plat, soil study, and survey are in documents. Owner has house plans for this lot; if the buyer is interested in seeing them—contact agent for details.**108 Braemore, Williamsburg, VA 23188, James City County VA****Status:** Active**Price:** \$199,000**MLS#:** [10489391](#)**Master List:**
Contingent: N
Ownership: Simple
RM:**Area:** 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 06/06/23
Date Entered: 06/06/23
Date Updated: 09/01/23**Market Time:** 100
Possession: CLOSING
Appx Taxes: \$1,530
Financing:
Subordination: No
Wtrfrnt Descr: Lake
Fence Desc: None**Prop Type:** Land and Farms
Appx Acres: 0.56
Appx Lot Size: .51 to 1.0 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:**Date Off-Mrkt:**
Date Closed:
High School: Lafayette
Middle School: James Blair Middle
Elem School: D.J. Montague Elementary**Owner Finance:** No**Owner Name:** STEVEN KOEHLER Jennifer Koehler
Owner Phone:**List Off:** 138716 - BHHS RW Towne Realty
LA Ph: 757-254-3313
LA Email:
List Type: Standard Agency ER**List Agent:** 64175 - Olyvia Salyer
LA Other Ph:
Sub Agent:
Showing Inst: Call/text Olyvia @ 757-254-3313**SBC:** 3
BBC:
SCA: No**Agent Rmrks:** Seller offering \$1500 credit to buyer for wetlands study due to proximity to the pond. Seller already began the initial process to build and can recommend builders and next steps. Soil Study and Survey available upon request - text Olyvia at 757-254-3313. 3% Development fee applies.

109 Troon, Williamsburg, VA 23188, James City County VA

Status: Active
Price: \$199,000

MLS#: [10477351](#)
Master List: No
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 03/09/23
Date Entered: 03/09/23
Date Updated: 07/28/23

Prop Type: Land and Farms
Appx Acres: 0.43
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Market Time: 189
Possession: AT SETTL
Appx Taxes: \$1,125
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None



Owner Finance: No
Elem School: D.J. Montague Elementary

Owner Name: DAVID G WALKER, TRUSTEE
Owner Phone:

List Off: 131160 - Ford's Colony Realty
LA Ph: 757-784-0363
LA Email:
List Type: Standard Agency ER

List Agent: 26345 - Susan Krancer
LA Other Ph:
Sub Agent:
Showing Inst: Courtesy Call to Agent, then go show

SBC: 5.0
BBC:
SCA: No

Agent Rmrks: Agent will gladly assist in showing this lot. Contact Ford's Colony Realty 757-258-4000. The seller has an ownership interest in the listing agency. A Capital Contribution Fee (CCF) of one-half of the Ford's Colony HOA Regular Assessment is to be paid by the Purchaser at settlement. For year 2023, CCF amount is \$1128.

128 Inverness, Williamsburg, VA 23188, James City County VA

Status: Active
Price: \$209,000

MLS#: [10482794](#)
Master List: No
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 04/21/23
Date Entered: 04/21/23
Date Updated: 06/05/23

Prop Type: Land and Farms
Appx Acres: 0.74
Appx Lot Size: .51 to 1.0 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Market Time: 146
Possession: CLOSING
Appx Taxes: \$1,310
Financing:
Subordination: No
Wtrfrnt Descr: Pond
Fence Desc: None



Owner Finance: No
Elem School: D.J. Montague Elementary

Owner Name: WILLIAM J ISSLER
Owner Phone:

List Off: 9255 - Liz Moore & Associates LLC
LA Ph: 908-400-1440
LA Email:
List Type: Standard Agency ER

List Agent: 53025 - Sue McSwain
LA Other Ph:
Sub Agent:
Showing Inst: go and show

SBC: 4
BBC:
SCA: No

Agent Rmrks: Listing agent is happy to walk lot with your buyer -- or go direct. Feedback always appreciated.

108 N Knob Hill Hill, Williamsburg, VA 23188, James City County VA

Status: Active
Price: \$225,000

MLS#: [10492644](#)
Master List: Yes
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 06/30/23
Date Entered: 06/30/23
Date Updated: 07/09/23

Prop Type: Land and Farms
Appx Acres: 1.10
Appx Lot Size: 1.1 to 3.0 Acres
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Market Time: 76
Possession: SETTLEMENT
Appx Taxes: \$1,555
Financing:
Subordination: No
Wtrfrnt Descr: Pond
Fence Desc: None



Owner Finance: No
Elem School: D.J. Montague Elementary

Owner Name: JOSEPH G BEDNER Brenda S Bedner
Owner Phone:

List Off: 120503 - EXP Realty LLC
LA Ph: 757-401-7499
LA Email:
List Type: Standard Agency ER

List Agent: 70319 - Aaron Grant
LA Other Ph:
Sub Agent:
Showing Inst: No Gate Code Required. Courtesy Text LA 757-401-7499

SBC: 3
BBC:
SCA: No

Agent Rmrks: Contact "Joe" Aaron J Grant (LA) with any question 757-401-7499. No gate code required to show. Courtesy text LA prior to showing. Located on quite cul-de-sac. Site has utilities available. HOA - Ford's Colony at Williamsburg 757-258-4230, 100 Manchester Dr Williamsburg, VA 23188.

105 Harlech, Williamsburg, VA 23188, James City County VA

Status: Active
Price: \$229,000

MLS#: [10497925](#)

Master List: No
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 08/07/23
Date Entered: 08/07/23
Date Updated: 08/16/23

Prop Type: Land and Farms
Appx Acres: 0.45
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Market Time: 38
Possession: SETTLE
Appx Taxes: \$1,152
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None



Owner Finance: No
Elem School: D.J. Montague Elementary

Owner Name: MATTHEW T HOFFMAN Robin G Hoffman
Owner Phone:

List Off: 131160 - Ford's Colony Realty
LA Ph: 757-784-0363
LA Email:
List Type: Standard Agency ER

List Agent: 26345 - Susan Krancer
LA Other Ph:
Sub Agent:
Showing Inst: Courtesy call/text to listing agent, then go show
SBC: 4.0
BBC:
SCA: No

Agent Rmrks: Listing agent will be happy to assist in showing this property. Also, share the HOA's website with your clients so they can find out more about the neighborhood: fordscolonyliving.com A Capital Contribution Fee (CCF) of one-half of the Ford's Colony HOA Regular Assessment is to be paid by the Purchaser at settlement. For the year 2023, CCF amount is \$1128.

123 Edenbridge, Williamsburg, VA 23188, James City County VA

Status: Active
Price: \$240,000

MLS#: [10471005](#)

Master List: N
Contingent:
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood: FORDS COLONY
Date Listed: 01/20/23
Date Entered: 01/20/23
Date Updated: 03/28/23

Prop Type: Land and Farms
Appx Acres: 0.35
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Market Time: 237
Possession: CLOSING
Appx Taxes: \$1,665
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None



Owner Finance: No
Elem School: D.J. Montague Elementary

Owner Name: MARK W. KUGLER PATSY P. LEACH
Owner Phone:

List Off: 138180 - All Homes Real Estate Group LLC
LA Ph: 757-561-7309
LA Email:
List Type: Standard Agency ER

List Agent: 36332 - Duke Morisset
LA Other Ph:
Sub Agent:
Showing Inst: Please call Duke for availability at (757) 561-7309
SBC: 4
BBC:
SCA: No

Agent Rmrks: One of the most desirable lots in Fords Colony! A 3% Developer Fee is required once your Buyer begins construction. An additional HOA Fee is required to join Fords Colony Country Club, which includes a golf course membership and access to member-only dining. Please call Duke for availability at (757) 561-7309 or Frankie at (757) 262-9792. Thank you!

108 New Market, Williamsburg, VA 23188, James City County VA

Status: Active
Price: \$269,900

MLS#: [10495806](#)

Master List: N
Contingent:
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 07/21/23
Date Entered: 07/21/23
Date Updated: 07/30/23

Prop Type: Land and Farms
Appx Acres: 0.41
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Market Time: 55
Possession: CLOSING
Appx Taxes: \$1,111
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None



Owner Finance: No
Elem School: D.J. Montague Elementary

Owner Name: HOLLY ROLLEY, TRUSTEE
Owner Phone:

List Off: 4803 - Howard Hanna Real Estate Services
LA Ph: 757-345-1466
LA Email:
List Type: Standard Agency ER

List Agent: 43330 - Holly Rolley
LA Other Ph:
Sub Agent:
Showing Inst: Please call Holly at 757-345-1466 or Steve at 757-291-3332 w/any questions
SBC: 5%
BBC:
SCA: No

Agent Rmrks: Owner is agent. Please don't hesitate to call Holly at 757-345-1466 with any questions or if you would like help showing this lot or to show how a particular home would fit or be positioned on this property. Co-list agent is related to owner.

108 Birdie, Williamsburg, VA 23188, James City County VA

Status: **Active**

Price: \$325,000

MLS#: [10472952](#)

Master List: N
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 01/30/23
Date Entered: 01/30/23
Date Updated: 02/08/23

Market Time: 227
Possession: AT CLOSING
Appx Taxes: \$1,332
Financing:
Subordination: No
Wtrfrnt Descr: Not Waterfront
Fence Desc: None

Prop Type: Land and Farms
Appx Acres: 0.45
Appx Lot Size: .26 to .50 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair
Middle

Owner Finance: No
Elem School: D.J. Montague
Elementary
Owner Name: CLARENCE W GOWEN, JR. Marilyn A Gowen
Owner Phone:



List Off: 4803 - Howard Hanna Real Estate Services
LA Ph: 757-207-7780
LA Email:
List Type: Standard Agency ER

List Agent: 53807 - Nancy Manzlak
LA Other Ph:
Sub Agent:
Showing Inst: Courtesy text to LA 757-207-7780. Call with questions

SBC: 4
BBC:
SCA: No

Agent Rmrks: Call Listing Agent Nancy Manzlak 757-207-7780 if you would like assistance showing this lot and/or need information about the HOA. No 3% development fee

10 Poindexter Ct, Williamsburg, VA 23188, James City County VA

Status: **Active**

Price: \$395,000

MLS#: [10477354](#)

Master List: No
Contingent: N
Ownership: Simple
RM:

Area: 118 - James City Co Middle
Subdivision: 022 - FORDS COLONY
Neighborhood:
Date Listed: 03/09/23
Date Entered: 03/09/23
Date Updated: 03/18/23

Market Time: 189
Possession: AT SETTLEMENT
Appx Taxes: \$1,575
Financing:
Subordination: No
Wtrfrnt Descr: Pond
Fence Desc: None

Prop Type: Land and Farms
Appx Acres: 0.67
Appx Lot Size: .51 to 1.0 Acre
Appx Lot Depth:
Appx Lot Frnt:
Appx Lot Dim:

Date Off-Mrkt:
Date Closed:
High School: Lafayette
Middle School: James Blair
Middle
Elem School: D.J. Montague
Elementary

Owner Finance: No
Owner Name: DAVID G WALKER, TRUSTEE
Owner Phone:



List Off: 131160 - Ford's Colony Realty
LA Ph: 757-784-0363
LA Email:
List Type: Standard Agency ER

List Agent: 26345 - Susan Krancer
LA Other Ph:
Sub Agent:
Showing Inst: Courtesy call to agent, Go Show

SBC: 5%
BBC:
SCA: No

Agent Rmrks: Agent will gladly assist in showing this property and answering questions about building in Fords Colony. Bring your builder, or we can help you find one. NO development fee associated with this lot! Call Ford's Colony Realty if you have any questions 757-258-4000. Seller has an ownership interest in the listing agency. A Capital Contribution Fee (CCF) of one-half of the Ford's Colony HOA Regular Assessment is to be paid by the Purchaser at settlement. For year 2023, CCF amount is \$1128.