

# Land Auction

Friday, March 14, 2025 at 12:30PM  
at the Williamsburg Winery,  
5800 Wessex Hundred, Williamsburg, VA

**10 Waterfront Acres**

**Attn Agents: 2% Commission Avail.**

**10 Acres in Kingspoint Subdivision**

# LAKE FRONT OASIS

**110A Overlook Dr, Williamsburg, VA (James City County)**

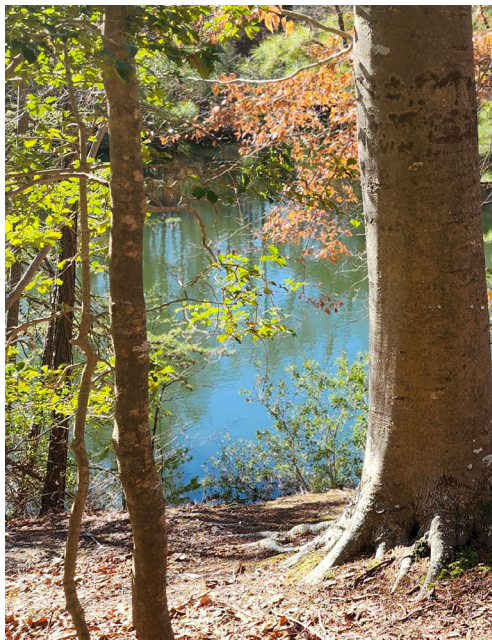
### Extraordinary opportunity in Williamsburg!

Stunning private oasis offering incredible possibilities for your dream home nestled amongst beautiful mature trees and overlooking 1,500 feet of pristine lake frontage. The premier location just 3 miles from Historic Williamsburg and William & Mary University combines seclusion with convenience and is versatile enough for a luxurious private estate, family compound, premier VRBO, or the potential for a lakefront development. Accessible through scenic Kingspoint subdivision via a 50' right-of-way over the dam. The back of the property borders the Colonial National Historic Parkway, ensuring that your privacy is protected forever. Don't miss this opportunity to make this special one-of-a-kind property yours!

### HIGHLIGHTS

- 10.03 gorgeous acres
- Own one whole side of a 5 acre lake
- Swimming, canoeing, kayaking, fishing
- Wonderfully private
- Great location just 3 miles from Colonial Williamsburg and William & Mary University
- Zoned R1
- Dam needs repair for proper access.
- Call Mike at 434-610-3182 for details.
- Tax assessment is \$518,800.

**Details at [TRFAuctions.com](http://TRFAuctions.com)**



### LOCATION

Located in the beautiful Kingspoint subdivision close to shopping, dining, and entertainment

- 3mi from Colonial Williamsburg
- 1hr from VA Beach
- 3mi from William & Mary
- 1hr from Richmond
- 6mi from Jamestown
- 3hr from Washington DC

### DIRECTIONS TO PROPERTY

**From William & Mary:** take S Henry St 2mi. Cross over VA-199 to RIGHT on Kingspoint Dr (subdivision entrance). 0.3mi to LEFT on Crownpoint Rd. 0.2mi to LEFT on Overlook Dr. 0.1 to LEFT on Overlook Dr. Entrance to the left of 110 Overlook. Park along Overlook Dr, walk down driveway, cross dam to property.

**From Richmond:** I-64E 51mi to exit 242A for VA-199W / Humelsine Pkwy W. 3mi to LEFT on Kingspoint Dr. 0.1mi to RIGHT on Kingspoint Dr (subdivision entrance). 0.3mi to LEFT on Crownpoint Rd. 0.2mi to LEFT on Overlook Dr. 0.1 to LEFT on Overlook Dr. Entrance to the left of 110 Overlook. Park along Overlook Dr, walk down driveway, cross dam to property.

### PREVIEW DATES

- Sunday, Feb.23 from 1-3pm
- Sunday, Mar.2 from 1-3pm
- Friday, Mar.7 from 4-6pm
- Thursday, Mar.13 from 4-6pm
- Self-guided tours ok during daylight hours

**TERMS:** 10% deposit. Close on or about 30 days. 5% buyer's premium. Full terms available online.



[www.TRFAuctions.com](http://www.TRFAuctions.com)

**434.847.7741**



Sale Site Phones for Auction Day:  
434.660.5159 | 434.610.3182 | 434.610.2597

Torrence, Read, & Forehand Auctions | 101 Anno Ct, Forest, VA 24551 | [info@trfauctions.com](mailto:info@trfauctions.com) | VAAF501



**Kingspoint  
Subdivision**

**10.03 Ac  
110A Overlook Dr**

**Colonial Pkwy**

**108  
Overlook Dr**

**50' R/W**

**110**

**To Preview:  
Park along Overlook Dr  
Walk down drive for 110 and cross dam  
Do not block driveway.**

**Lines Are Approx**