

CHURCH POINT

Virginia Beach's distinctive riverfront address

Located off of Shore Drive
and First Court Road

For information

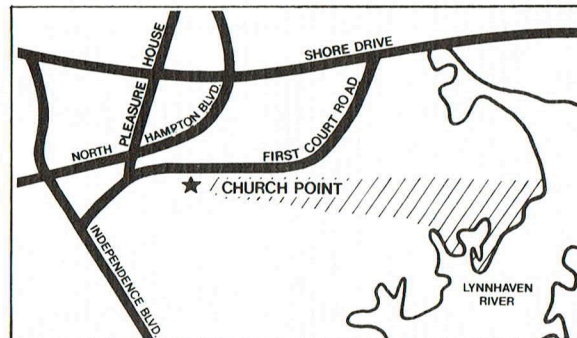
THE SUMMS GROUP
1708 Pleasure House Road
Suite 101
Virginia Beach VA 23455-4055
Phone 804 . 460 . 9650

OWNERSHIP AMENITIES

- Required homeowners association membership – fees ~~30~~.00 per month
- All curbing, gutter and sidewalks exposed aggregate
- All posts decoratively capped with ornamental iron brackets for street name blades
- Lot sizes from 8,000 square feet with rear private alleys to 2 acre lots on the water
- Noise restriction from 2:00 p.m. on Saturday until 8:00 a.m. Monday morning and on public holidays

EDUCATIONAL AMENITIES

- Thoroughgood Elementary School, Baylake Pines and Stratford Pre-School
- Great Neck Junior High School
- Cox High School
- 5 minutes from Norfolk Academy and Virginia Wesleyan



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The Advantage

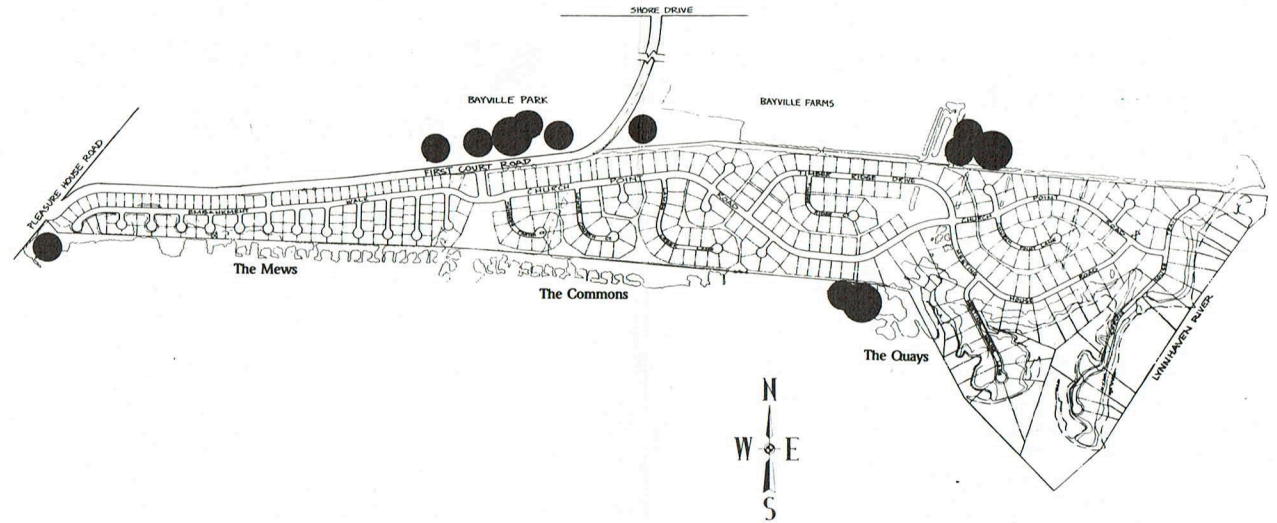
RECREATION AMENITIES

Offsite

- 1 & 1/2 miles to Chesapeake Bay
- 12 million dollar Bayville Arts & Recreation Center
- 150 Acres Bayville City Park, including tennis courts, picnic facilities, etc.
- Virginia Beach Oceanfront 6 miles east
- Seashore State Park 4 miles east
- 350 acre visual easement adjacent Bayville Farm
- Five minutes to International Airport

Onsite

- 30 acres of parks & trails for exclusive use of **all** homeowners
- 3 acre riverfront park and cove park including extensive dock and pier facilities for use of **all** homeowners for fetching and delivering members and guests
- Trail to Thoroughgood House built circa 1630 operated by Chrysler Museum on 5 acres of park abutting Church Point property
- Original sites of the First Court and the First Church in Princess Anne County
- Entire tract dates to 1630 original land grant of Charles II
- Information and HOA Center



Church Point is comprised of 260 acres of historic land on the Lynnhaven River, the 384 homesites are divided into three phases.

The MEWS consists of single family homes on quarter acre lots designed for those who want all the amenities in their home with little yard to maintain.

The COMMONS consists of half acre lots surrounded by 30 acres of Parks and Trails owned by the H.O.A.

The QUAYS consists of at least one acre waterfront and waterview lots, that are located next to and across from the Waterfront Park on the Lynnhaven River.

There is a Church Point Homeowners Association which provided 30 acres of walking trails, 3 parks and a waterfront dock and sanctuary.

Restrictions, covenants and architectural control apply to all homeowners to protect the community's integrity.