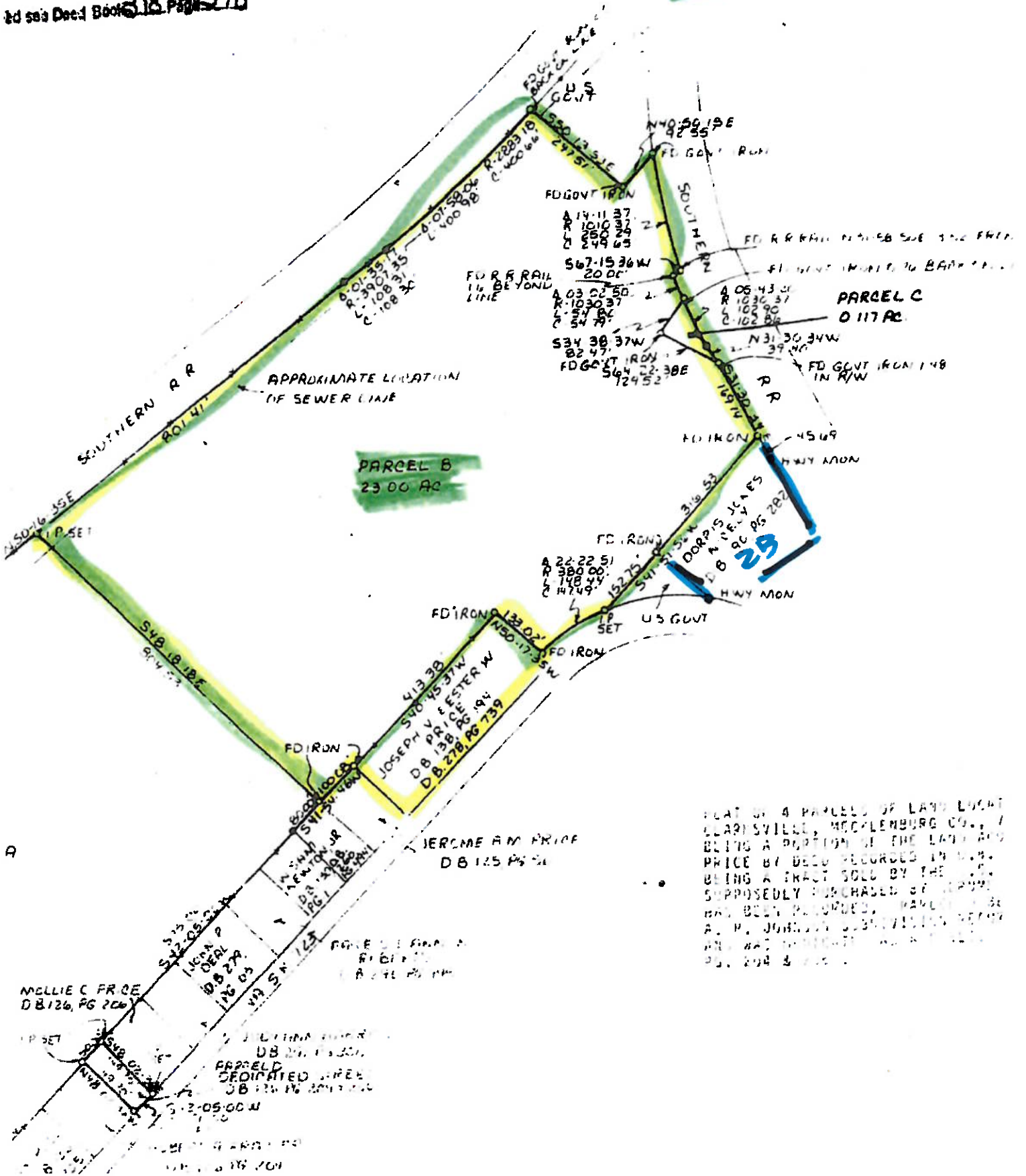


# Parcel B AND 2B

Ed sea Deed Book 318 Page 570



PART OF 4 PARCELS OF LAND LOCATED CLARKSVILLE, MECKLENBURG CO., VA BEING A PORTION OF THE LAND AND PRICE BY DEED RECORDED IN D.B. USING A TRACT SOLD BY THE STATE, SUPPOSEDLY PURCHASED BY JEROME M. PRICE, HAS BEEN RECORDED. PARCELS OF SA A. P. JOURNAL SUBDIVISION MAP AND NOT TO BE RECORDED IN D.B. 125 PG 208 & 209.



## **Sunnyside Estate — Where the Next Chapter Begins**

### **Historic 1830 Estate on 23 Private Acres**

#### **Clarksville, Virginia**

Just two minutes from Historic Downtown Clarksville, yet tucked away within 23 private acres of rolling countryside, Sunnyside Estate offers a rare opportunity to own a beautifully restored historic Virginia property combining timeless architecture, modern comfort, and exceptional lifestyle flexibility.

Originally dating to the 1830s and designed in the Colonial Revival style with Federal and Georgian influences, the estate has undergone extensive renovation and improvement between 2020–2026, thoughtfully preserving its historic character while enhancing efficiency, livability, and functionality throughout.

### **A HISTORIC ESTATE READY FOR MODERN LIFE**

Sunnyside blends classic Southern elegance with meaningful modern upgrades, including:

- Extensive interior and exterior renovations (2020–2026)
- Added and updated bedrooms and bathrooms
- Energy-efficient LED lighting throughout
- Honeywell T10 smart thermostat system
- Storm windows throughout the residence
- Tankless propane water heater
- Business-level WiFi throughout the property
- European imported chandeliers throughout the home
- First-floor guest accommodations
- Fully equipped kitchen
- Gym
- Multiple entertaining and gathering areas
- Outside-accessible office ideal for remote work or creative use

The result is a home that retains the warmth and grace of a historic estate while functioning comfortably for modern living.

### **THE GROUNDS**

Set within the Clarksville city limits while maintaining a peaceful estate atmosphere, the property includes:

- Historical Highway marker “Sunnyside School, ca. 1870 - 1908”

- Approximately 23 acres
- Approximately 1 acre fully fenced
- Cleared and improved sections of land
- “3/4 mile Sunnyside Loop” private walking trail with benches
- Multiple outbuildings and storage structures
- Work shed
- Chicken coops with 10 laying hens
- Potential equestrian use, with outbuildings suitable for conversion into horse stables

The grounds have been thoughtfully developed for both beauty and usability.

## **SEPARATE GUEST / CARETAKER RESIDENCE**

Located discreetly behind the main residence is a separate approximately 875 sq ft cottage-style residence built in 2021, featuring:

- 1 bedroom
- Walk-in closet
- 1 bathroom
- Fully equipped kitchen

The residence has served as the owners’ private living quarters for the past several years together with their dogs and cats and would benefit from some cosmetic TLC and finishing touches, offering an excellent opportunity for a future owner to personalize or refresh the space to their own standards and needs.

Ideal for:

- Guests
- Extended family
- Caretakers
- Private office/studio space
- Future innkeeper accommodations

## **FLEXIBLE LIFESTYLE & OPTIONAL HOSPITALITY USE**

While currently enjoyed as a private residence, the property retains infrastructure and approvals associated with prior boutique hospitality use, offering exceptional flexibility for future owners.

The estate benefits from approvals for:

- Small-scale gatherings and meetings
- Tastings

- Additional parking
- Exterior lighting

For buyers interested in continuing hospitality or retreat-style use, the established website, booking system, LLC, operational infrastructure, and related assets associated with prior B&B operations may optionally be included.

## **SUBSTANTIALLY FURNISHED & EQUIPPED**

The estate is offered substantially furnished and equipped, including most:

- Furniture
- Appliances
- Kitchen equipment
- Decorative fixtures
- Household and hospitality-related furnishings

(Select personal heirlooms and sentimental items excluded.)

## **LOCATION & LIFESTYLE**

Sunnyside offers a rare combination of:

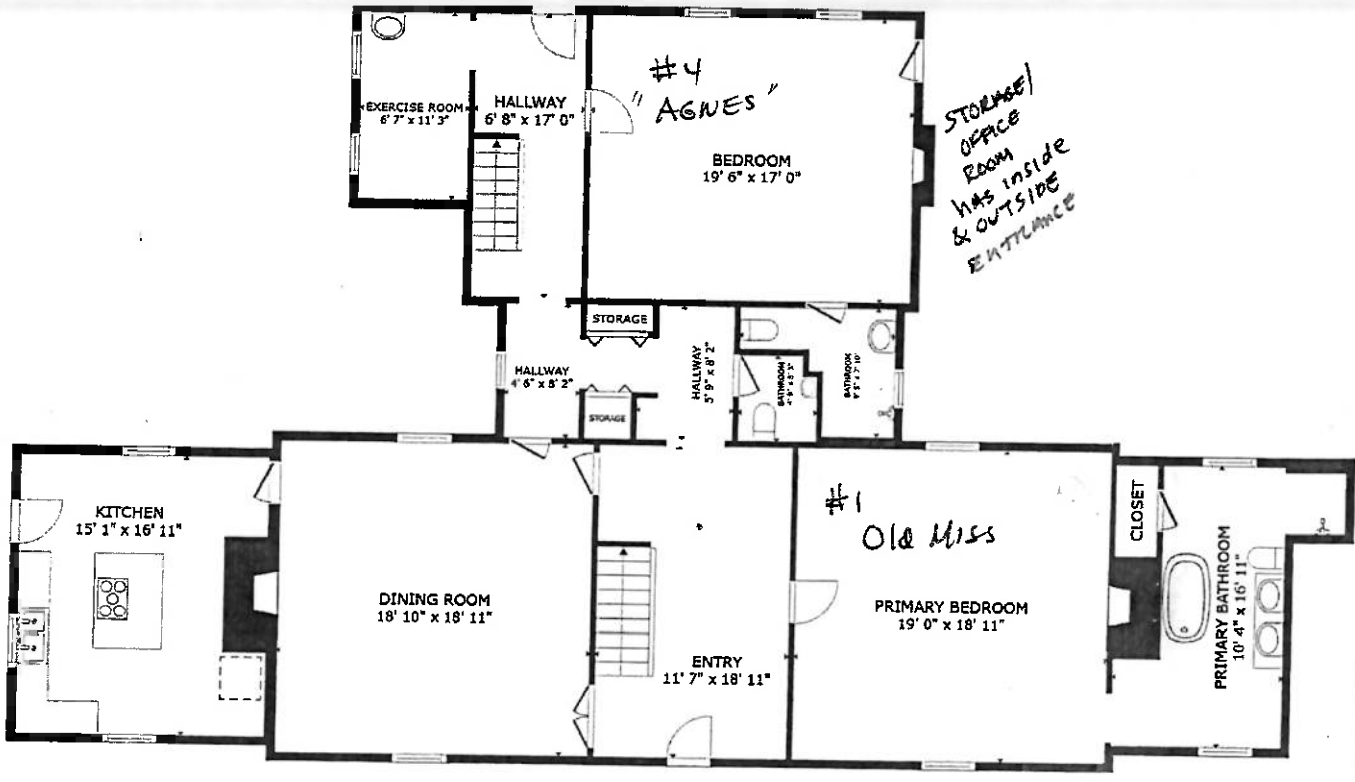
- Historic significance
- Acreage and privacy
- In-town convenience
- Flexible lifestyle potential
- Modern infrastructure
- Turn-key readiness

Located near Kerr Lake and within minutes of Historic Downtown Clarksville, the property offers the serenity of a country estate with the convenience of nearby dining, shopping, and recreation.

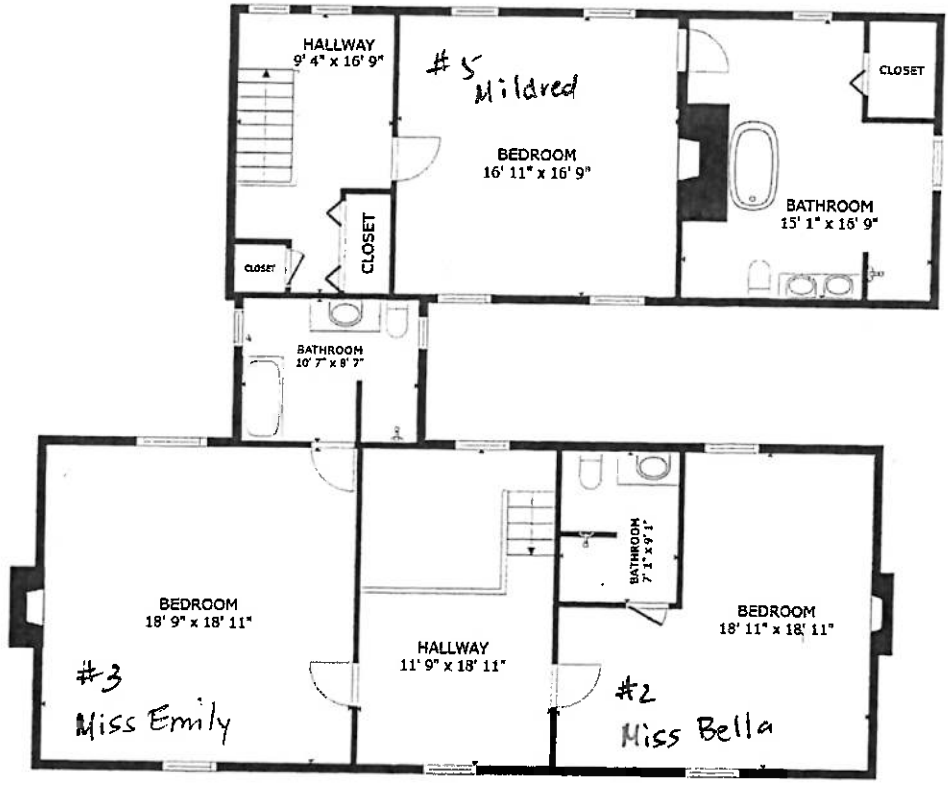
## **OFFERED AT**

**\$1,349,000**

Private showings by appointment only.



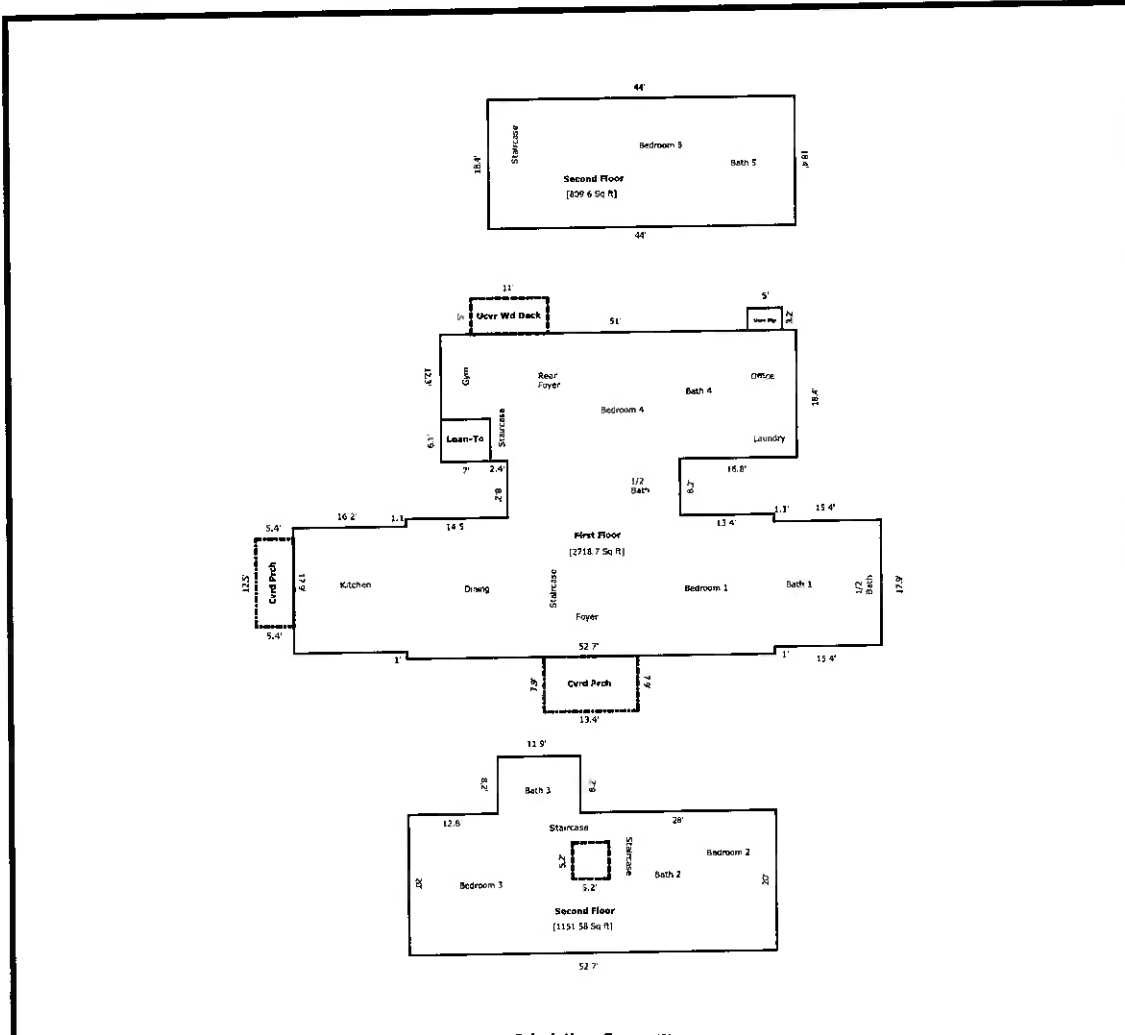
**FLOOR 1**  
2,142 SQ.FT.



**FLOOR 2**  
1,744 SQ.FT.

## Building Sketch (Page - 1)

Borrower				
Property Address 104 Shiney Rock Rd				
City Clarksville		County Mecklenburg	State VA	Zip Code 23927
Lender/Client N/A				

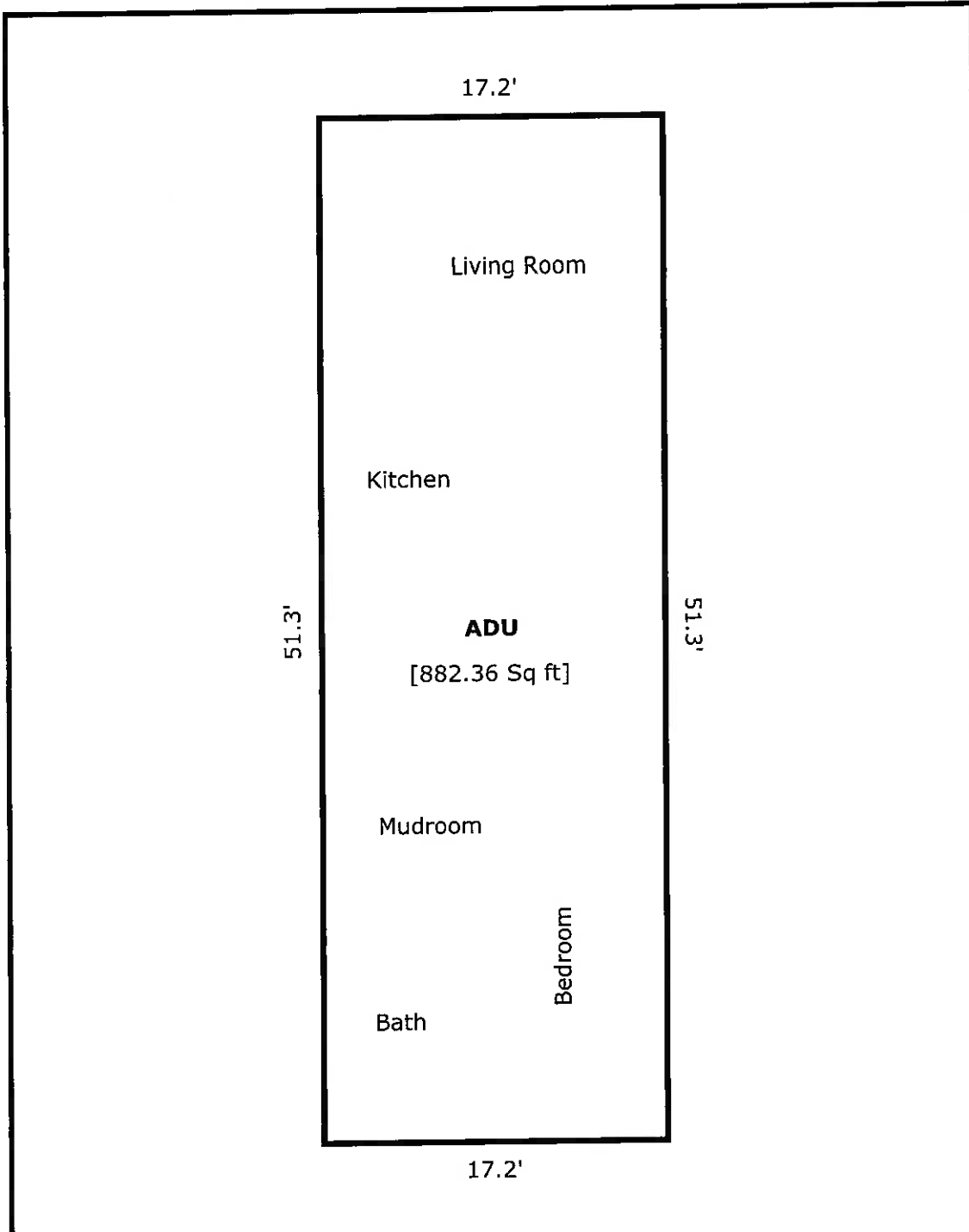


### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	2718.7 Sq ft	$17.9 \times 15.4 = 275.7$ $17.9 \times 15.2 = 290$ $52.7 \times 20 = 1054$ $24.8 \times 8.2 = 203.4$ $12.3 \times 7 = 86.1$ $18.4 \times 44 = 809.6$
Second Floor	809.6 Sq ft	$18.4 \times 44 = 809.6$
Second Floor	1151.6 Sq ft	$52.7 \times 20 = 1054$ $11.9 \times 8.2 = 97.6$
<b>Total Living Area (Rounded):</b>		<b>4680 Sq ft</b>
<b>Non-living Area</b>		
Open to Below	27 Sq ft	$5.2 \times 5.2 = 27$
Ucrv Stp	16 Sq ft	$5 \times 3.2 = 16$
Cvrd Prch	67.5 Sq ft	$12.5 \times 5.4 = 67.5$
Ucrv Wd Deck	55 Sq ft	$11 \times 5 = 55$
Lean-To	42.7 Sq ft	$6.1 \times 7 = 42.7$
Cvrd Prch	105.9 Sq ft	$13.4 \times 7.9 = 105.9$

**Building Sketch (Page - 2)**

Borrower			
Property Address	104 Shiney Rock Rd	County	Mecklenburg
City	Clarksville	State	VA
Lender/Client	N/A	Zip Code	23927



<small>TOTAL Sketch by a la mode</small>		<b>Area Calculations Summary</b>
<b>Non-living Area</b>		
ADU	882.4 Sq ft	51.3 × 17.2 = 882.4

PROPERTY

**Parcel Information**

Parcel Record Number (PRN) **26342** District **CLARKSVILLE TOWN**

Account Name **BROEDERS, MARTIJN & WILKE, EVELINE CHRISTINE HILDEGONDE**

CareOf

Address1 **104 SHINEY ROCK RD**

Address2

City, State Zip **CLARKSVILLE, VA 23927**

Business Name **THE SUNNYSIDE SISTERS BED & BREAKFAST**

Location Address(es) **104 SHINEY ROCK ROAD**

**Map Number**

Map Number **147A10-10--B** Sheet **147** Insert **A10** DoubleCircle **10** Block Lot SubLot **B**

Total Acres **23.0**

Deed **LR-20-1190**

Will **NONE**

Plat **PL-NEW DB-3-111**

Route **723**

Legal Desc 1 **PARCEL B**

Legal Desc 2 **SUNNYSIDE**

Zoning **B2**

State Class **COMMERCIAL/INDUSTRIAL**

Topology **ROLLING**

Utilities **ALL PUBLIC UTILITIES**

**Assessed Values**

Type	Proposed 2026 Reassessment
Land	<b>\$107,100</b>
Main Structures	<b>\$339,000</b>
Other Structures	<b>\$0</b>
<b>TOTALS</b>	<b>\$446,100</b>

**Sales History**

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
EJG REALTY INC,	\$230,000	DEED-20-1190	1	04/02/2020
FEDERAL HOME LOAN MORTGAGE CORP	\$149,478	DEED-13-2983	3	07/30/2013
NAGLE, RITA E	\$236,951	DEED-12-3974	3	10/25/2012
CLIPPINGER, FRANK W JR	\$335,000	DEED-2-2679	3	04/30/2002

\$62,500 DEED BOOK AND DEED PAGE  
(OLD)-318-570

1 01/01/1985

**Land Segments**

Seg	Description	Size	Value
1	COMM INDUSTRIAL	1.00	\$35,000
2	OPEN LAND EXCELLENT	3.00	\$18,900
3	WOODLAND	19.00	\$38,000
4	VOLUNTEER/MIXED TIMBER	19.00	\$15,200

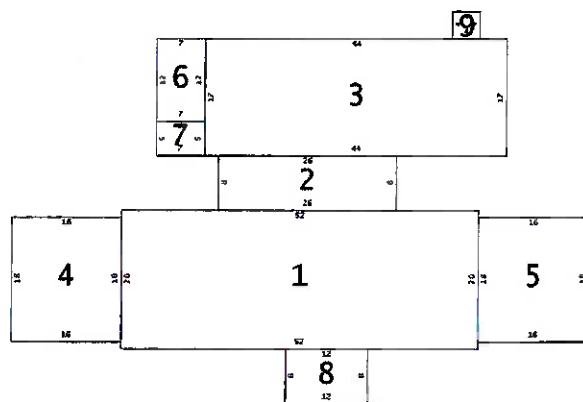
**Main Structures**

Main Structure 1	Rooms	10	Deprec Schedule	AVERAGE DEPRECIATION
	Bedrooms	4	Heated Sq Ft	4,548
	Cost/Heated SqFt	\$55.44	Constr Style	COLONIAL

Main Structure Photo



Main Structure Sketch



**Main Structure Attributes**

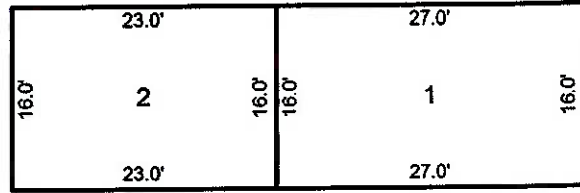
Type	Code	# Of
CHIMNEYS	2 STORY MASONRY	2
FLOOR	SOFTWOOD	4,548
FOUNDATION	BRICK	4,548
FOUNDATION	PIERS	4,548
FOUNDATION	STONE	4,548
FUEL	ELECTRIC	4,548
OPENINGS	FIREPLACE OPENINGS	6
PLUMBING	3 FIXTURE BATHROOM	5
PLUMBING	SINK ONLY BATHROOM	1

ROOF MATERIAL	METAL	4,548
ROOF TYPE	GABLE	4,548
WALL	PLASTER	4,548

Main Structure Sections

Sec	% Cmpl	Description	HVAC	Ext Finish	Grade	Area	Story Hgt	Wall Hgt	Yr Built	Eff Yr
1-0	100	BED & BREAKFAST	CENTRAL AIR CENTRAL HEAT	WOOD FRAME	B	1,040	2.00	1.00	1833	1965
2-0	100	BED & BREAKFAST	CENTRAL AIR CENTRAL HEAT	WOOD FRAME	B	208	1.50	1.00	1833	1965
3-0	100	BED & BREAKFAST	CENTRAL AIR CENTRAL HEAT	WOOD FRAME	B-10	748	2.00	1.00	1833	1970
4-0	100	BED & BREAKFAST	CENTRAL AIR CENTRAL HEAT	WOOD FRAME	B	288	1.00	1.00	1833	1965
5-0	100	BED & BREAKFAST	CENTRAL AIR CENTRAL HEAT	WOOD FRAME	B	288	1.00	1.00	1833	1965
6-0	100	BED & BREAKFAST	CENTRAL AIR CENTRAL HEAT	WOOD FRAME	B	84	1.00	1.00	1833	1965
7-0	100	OPEN FRAME PORCH			B-10	35	1.00	1.00	1833	1970
8-0	100	OPEN FRAME PORCH			B-10	96	1.00	1.00	1833	1970
9-0	100	WOOD DECK			B-10	16	1.00	1.00	1833	1970

Main Structure	2	Rooms	0	Deprec Schedule	AVERAGE DEPRECIATION
		Bedrooms	1	Heated Sq Ft	800
		Cost/Heated SqFt	\$98.35	Constr Style	CONVENTIONAL
Main Structure Photo				Main Structure Sketch	



**Main Structure Attributes**

Type	Code	# Of
FOUNDATION	PIERS	800
FUEL	ELECTRIC	800
FUEL	GAS	800
PLUMBING	3 FIXTURE BATHROOM	1
ROOF MATERIAL	METAL	432
ROOF TYPE	GABLE	432

**Main Structure Sections**

Sec	% Cmpl	Description	HVAC	Ext Finish	Grade	Area	Story Hgt	Wall Hgt	Yr Built	Eff Yr
1-0	100	SINGLE FAMILY	MINI SPLIT WINDOW AC	HARD BOARD	C	432	1.00	1.00	1965	1965
2-0	100	SINGLE FAMILY	MINI SPLIT WINDOW AC	HARD BOARD	C	368	1.00	1.00	2021	2021

**Other Structures**

Sec	Description	Grade	Area	Story Height	YearBlt
1	STORAGE SHED - FRAME	SOUND VALUE	168	1.00	0

Data last updated: 05/31/2026

**Land Segments**

Seg	Description	Size	Value
1	LOT VALUE	1.00	\$3,500

**Main Structures**

No data to display			
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**Other Structures**

Sec	Description	Grade	Area	Story Height	YearBlt
No data to display					

Data last updated: 05/31/2026

PROPERTY

**Parcel Information**

Parcel Record Number (PRN) **22335** District **CLARKSVILLE TOWN**

Account Name **BROEDERS, MARTIJN & WILKE, EVELINE CHRISTINE HILDEGONDE**

CareOf

Address1 **104 SHINEY ROCK RD**

Address2

City, State Zip **CLARKSVILLE, VA 23927**

Business Name

Location Address(es) No data to display

**Assessed Values**

Type	Proposed 2026 Reassessment
Land	<b>\$3,500</b>
Main Structures	<b>\$0</b>
Other Structures	<b>\$0</b>
<b>TOTALS</b>	<b>\$3,500</b>

**Map Number**

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
<b>147A10-15--002B</b>	<b>147</b>	<b>A10</b>	<b>15</b>		<b>002</b>	<b>B</b>

Total Acres **0.0**

Deed **LR-22-1781**

Will **NONE**

Plat **PL-DB-190-285**

Route 15

Legal Desc 1 TR 2-B HARRIS PLACE

Legal Desc 2

Zoning R1

State Class SINGLE FAMILY RESIDENCE (URBAN)

Topology ROLLING

Utilities NONE

**Sales History**

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
JONES, WILLIAM H	\$3,500	DEED-22-1781	1	04/29/2022
NICELY, DORIS JONES	\$60,000	DEED-1-4379	2	08/31/2001
	\$0	DEED BOOK AND DEED PAGE (OLD)-190-282	2	01/01/1966