



*A Kingsmill Legacy Property*  
**105 ROBERT MILES, WILLIAMSBURG**



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*105 Robert Miles, Williamsburg VA*

**\$775,000**

BEDROOM

BATHROOM

LIVING AREA

Garage

3 beds

3 baths

3948 sq.ft.

2 Car + Workshop



### Architectural Detail:

Stunning beamed ceilings and crown molding define the primary living area.

### Warmth Throughout:

Three gas fireplaces (Great Room, Formal Living Room, and Kitchen Hearth) provide effortless ambiance.

### Traditional Finishes:

Random-width hardwood floors, elegant pocket doors, and a classic color palette.

## A Ronald Curtis Original

Welcome to a one-owner brick detached home masterfully constructed by the acclaimed Ronald Curtis. Built with a focus on timeless Williamsburg aesthetics and superior structural integrity, this residence has been meticulously maintained to preserve its original craftsmanship while integrating modern essential upgrades.





Course  
Plantation

Roof  
40-Yr Architectural  
Shingles



## HIGHLIGHTS

- Cul-de-sac
- 7<sup>th</sup> Tee
- Brick Exterior
- Freshly Pressure Washed and Painted

## Premier Golf Course Living

- Location: Nestled at the end of a quiet, three-home cul-de-sac.
- The View: Perfectly positioned on the 7th Tee of the Plantation Course.
- Curb Appeal: Classic brick facade, freshly pressure-washed and painted, featuring a durable 40-year architectural shingle roof.
- Arrival: Expansive exposed aggregate driveway leading to a grand entry foyer with a custom wood staircase.



### HIGHLIGHTS:

- GE Café Professional Refrigerator
- Prep Sink
- Pantry



**Kitchen**  
17' x 13'

## The Heart of the Home

- Custom Cabinetry: Solid cherry cabinets custom crafted from Lancaster County, Pennsylvania.
- Bespoke Glass Detail: Two upper cabinets feature custom stained-glass tulip inserts. These are designed for easy customization; they are removable via hinges, allowing for a simple swap to plain glass if desired.
- Premium Appliances: New GE Café professional-grade oversized refrigerator and a GE wall oven with a built-in microwave.



## HIGHLIGHTS

- Designed to convert to 1<sup>st</sup> Fl Primary Bedroom
- Full Bath Adjacent
- Built-in shelves convert to closet

## Envision a 1st Floor Primary Suite

The architectural brilliance of this home lies in its "Strategic Versatility." While currently functioning as a grand formal dining room, this space was specifically designed to adapt into a main-level primary suite or an elegant guest wing as your lifestyle needs evolve.

- Bath Access: Potential to add a private doorway to the right-hand wall, for direct access to the adjacent full bathroom.
- Secluded Privacy: The entrance to the kitchen is already equipped with a pocket door.
- Closet-Ready Design: The deep architectural niche currently housing built-in shelving provides space for a full-sized bedroom closet.



FULL 1<sup>ST</sup> FLOOR BATH



## HIGHLIGHTS

- Beamed Ceiling
- Crown Molding
- Abundant Natural Light
- Floor-to-ceiling recessed panel fireplace surround



## Living Spaces

- Architectural Detail: Stunning beamed ceilings and crown molding define the primary living area.
- Stately fireplace: Featuring an elegant mantel with dentil molding and a formal recessed three-panel overmantel. This floor-to-ceiling millwork showcases the meticulous Ronald Curtis craftsmanship
- Traditional Finishes: Random-width hardwood floors, elegant pocket doors, and a classic color palette.

Living Room

15' x 25'

Formal LR

14' x 19'



## 4th Bedroom Potential

- An expansive space featuring dual independent staircases. This unique "split-stair" design provides direct, convenient access from the garage/service entry and the two upstairs bedrooms. This could also easily become a 4<sup>th</sup> Bedroom.
- The walk-in attic off the bonus room sits directly above the laundry, providing potential for an en-suite bathroom addition.



Workshop  
18' x 17'



3rd Floor Attic  
42' x 29'

## The Ultimate Workshop + Storage

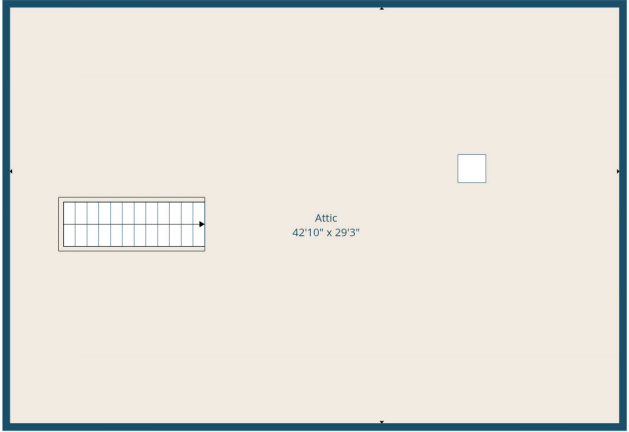
Located within the oversized 2-car garage, this is a rare find for hobbyists or professionals:

- Fully Contained: A private, dedicated room within the garage featuring a utility sink.
- Conditioned Space: Heated and Cooled
- Ventilation: Features an overhead exhaust system, specifically designed for woodworking dust.
- Infinite Storage: Features a massive 3rd-floor walk-up attic, a secondary walk-in attic off the bonus room, and oversized closets throughout the home for ultimate organization.





2nd Floor



3rd Floor



1st Floor

**DISCLOSURE & DISCLAIMER**

Approximate Data: All dimensions and "hidden" space estimates are approximate and have not been officially verified.

Conceptual Visualizations: Renderings and modification ideas are for illustrative purposes only. They do not guarantee structural feasibility or building code compliance.

Seller Terms: The property is offered in its current configuration. The Seller will not perform renovations or provide credits/concessions for any proposed changes.

Buyer Due Diligence: Buyers are responsible for independent verification and should consult with licensed professionals to determine the viability, permitting, and costs of any desired modifications.

# Bespoke Glass Detail



## Glass Customization

Two upper cabinets feature custom stained-glass large tulip inserts. These are designed for easy customization; they are removable via hinges, like a picture frame, allowing for a simple swap to plain glass if desired.

\*New buyers are responsible for clear glass purchase



Virtually Staged



Virtually Modified

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**SIZE**  
16' x 15'

**FLOOR TYPE**  
Random Width  
Wood Floors

Virtually Modified & Staged



Size  
14' x 12'

FLOOR TYPE  
Random Width  
Wood Floors

## Office to Dining Room Potential

To accommodate a main-level suite, the study between the kitchen and the formal front living room is the natural candidate for your formal entertaining space.

The colonial green built-in bookcases are installed over finished, drywall and hardwood floors. Removing them reveals an additional 2 feet of room depth, significantly expanding the footprint to accommodate a grand-scale dining table.



# Hall Bath Remodel Potential

Contractor Estimate for remodel: ~\$17,000



# Primary Bath Remodel Potential

Contractor Estimate for remodel: ~\$45,000



Virtually Modified & Staged



## Kitchen Refresh Potential

Contractor Estimate for updates: ~\$15,000



# 1st Floor Bath Potential

Contractor Estimate for updates: ~\$8,000



# Estimates Provided by:

## A New Level of Contracting Inc.

Ashton King: (757) 577-2184  
newlevel757@gmail.com  
<https://newlevel.info/>

### ESTIMATE DISCLOSURE

Provided contractor estimates are rough approximations. Final costs will vary based on specific material selections, labor rates, and the buyer's defined scope of work. These figures are not guaranteed, and buyers are encouraged to obtain independent quotes from their own licensed professionals.

## 1st Floor Bath

*\$8,000*

## 2nd Floor Hall Bath

*\$17,000*

## Primary Bath

*\$45,000*

## Kitchen Refresh

*\$15,000*

## Paint Interior (all rooms and remove wallpaper)

*\$30,000*

## Total

*\$115,000*

*Property is priced to reflect the estimated cost of these updates.*