

Poole's Grant 1642

True Turn Key Boater's Paradise

30 Brough Lane, Hampton, Virginia 23669

PROPERTY OVERVIEW

Property:	30 Brough Lane · Hampton, VA 23669
Community:	Poole's Grant 1642 — Private Gated Waterfront Community
Condominium:	3 Bedroom / 2.5 Bath Waterfront Penthouse
Marina:	50' Private Dock With Amenities
Views:	Hampton River — Panoramic Waterfront

IDEAL FOR THE POWER YACHT OWNER

Lease the perfect luxury dockside habitat. Poole's Grant sits on a calm, protected river bay with deep-water access — an exceptional layover for Great Loop cruisers and an unmatched home base for Hampton Roads and Atlantic Coast boating. The 50-foot slip with shore power, water, and locking dock box means your vessel is secure and available for you anytime day or night. Monitor your slip and the surrounding area 24/7 online or on your phone with your own private cellular/solar security camera. This private dock is only for residents of Poole's Grant — there are no rental slips available to the public. World-class fishing begins ten yards from the condo building including the James River, Chesapeake Bay Estuary, and running all the way to the ocean.

DRAFT AT LOWEST TIDE	CLEARANCE AT HIGHEST TIDE
5 Feet	29 Feet

DESTINATION	BY BOAT
Waterfront Nightlife & Restaurants	8 minutes
Hampton Yacht Club	10 minutes
Bluewater Yacht Center — Full Service Marina	12 minutes
Chesapeake Bay / Hampton Roads	14 minutes
Atlantic Ocean	35 minutes

FULLY FURNISHED — MOVE-IN READY

Your luxury condominium is delivered tastefully appointed and truly turn key. It is the perfect addition to today's borderless life on the go. Just enter your code at the gate of your domain.

Living Spaces

- Three Bedrooms
- Living Room
- Dining Room
- Stunning Master Shower
- Real Wood Flooring
- Wood-Burning Fireplace
- Bed & Bath Linens

Kitchen & Dining

- Full Set of Plates & Bowls
- Complete Silverware
- Chef's Equipment
- Glass Service/Stemware
- Ninja Bullet Blender
- Keurig Coffee Station
- Cappuccino / Latte Maker

Technology & Recreation

- Three (3) Smart TVs
- Large Washer & Dryer
- Desktop Computer
- Electric Ninja Smoker / Grill
- Patio Furniture
- TREX Decking
- Dockside Fishing Gear

ALL-INCLUSIVE — WHAT'S COVERED

The quarterly rate is fully all-inclusive. The following are paid in full by the owner:

Taxes & Assessments

- All Property Taxes
- Condo Association Fee
- Common Area / Community Fee
- Special Assessments
- Dock Fee

Utilities

- Electric — Condo Unit
- Electric — Dock Slip
- Water & Sewer — Condo Unit
- Water — Dock Slip
- High-Speed Internet
- Streaming TV Package

Housekeeping Services

- Twice-Monthly Professional Housekeeping
- Twice-Monthly Fresh Linens
- Twice-Monthly Trash Service

Quarterly Pantry Restock

- Water Bottles (Refrigerator-Stocked)
- Starbucks Keurig K-Cup Coffee & Tea
- Condiments · Sugar · Powdered Creamer
- Paper Towels · Toilet Paper · Trash Bags
- Hand Soap · Dish Soap · Laundry Detergent
- Shampoo · Conditioner · Lotion
- Cotton Balls · Q-Tips · 1st Aid Kit
- Basic Cleaning Supplies · Fire Extinguisher

COMMUNITY SERVICES INCLUDED

- Building Exterior Maintenance
- Grounds & Landscaping
- Parking Garage & Lot Repair
- Exterior Lighting
- Entrance Gate Controls
- Swimming Pool Service
- Clubhouse Care and Cleaning
- Elevator Certification
- Trash Rooms and Dumpster
- De-Icing in Wintertime
- Dog Park Supplies
- Marina Upkeep

COMMUNITY AMENITIES

Poole's Grant 1642 is a rare, small private gated community of just 37 discerning families set directly on the banks of the Hampton River — one of the most desirable waterfront communities on the Chesapeake Bay. Community amenities are exciting and fully accessible.

Private Marina & Waterfront

- 50-Foot Private Boat Slip
- Floating Dock with Shore Power (Electric)
- Dock Water Connection
- Locking Dock Box (Secured Storage)
- Kayak Launch
- Direct Hampton River Access

Community Recreation

- Swimming Pool
- Clubhouse for Private Events
- Tennis / Pickleball / Basketball Courts
- Ample Secured Parking
- Two Dog Walks and Park
- Gated / Secured Entry

LOCATION & ACCESS

Poole's Grant is situated on the banks of the Hampton River in the Phoebus neighborhood of Hampton, Virginia — offering immediate access to the Chesapeake Bay and the full Intracoastal Waterway system. An arriving boater's dream, the property is convenient to:

- Paradise Ocean Club & Beach — 4 miles
- Newport/Williamsburg Airport — 14 miles
- Norfolk International Airport — 15 miles
- Downtown Hampton Waterfront — 5 minutes
- Hampton University — Adjacent
- I-64 Interchange — Direct Access

Phabulous and Phunky Phoebus is America Itself

Phoebus is the oldest continuously settled English-speaking community in America. Native Americans gave shelter to John Smith in 1607, and he was "never more merrie, nor fedde on more plentie of good oysters, fish, flesh, wild foule, and good bread."

The Battle of Hampton began the Revolution in Virginia. It was a turning point in America's struggle for the meaning and experience of liberty and a key part of Hampton's "Arc of Freedom."

In the Civil War, the Monitor and Merrimac pounded each other at the mouth of the river and Phoebus became a haven for people seeking freedom. The incredible history of The Emancipation Oak and Hampton University began here. With freedom came boisterous good cheer.

Soon, Phoebus was gaining notoriety with 63 licensed saloons serving 5,000 residents — one of the highest rates in the world. Today the party continues, as the National Historic District boasts a blend of historic architectural styles and a vibrant mix of retail, dining, and cultural experiences including a world-renowned Jazz Festival. Phoebus is truly a paradise where you can be you.

LEASE AMOUNT DETAILS

Available:	May 1, 2026
Quarterly Rate:	\$29,995 per quarter
Minimum Term:	Two (2) quarters
Lease Structure:	Quarterly; renewable with mutual agreement
Short Term Rental:	Not Allowed — Community-wide
Cash / Check / Wire:	No Fee
Credit Card / Crypto:	+5% Processing Fee

ATTRACTIVE PURCHASE OPTION

Purchase Price:	\$489,000
Rent Credit:	30% of lease payments credited to price if closing during lease term
Owner Financing:	Owner will provide a \$100,000 Second Mortgage if Desired
2nd Mortgage Terms:	6.00% interest rate · 10-year term · Fixed
Cash / Check / Wire:	No Fee
Credit Card / Crypto:	+5% Processing Fee

INQUIRIES & SHOWING REQUESTS

Standard shared condominium community policies and procedures apply.