

2301 BEACH HAVEN DRIVE

UNIT 201

POOL DAYS • BEACH DAYS • LIFE ALONG SHORE DRIVE

SIMPLICITY BY THE SHORE

ELEVATED.
LOW-MAINTENANCE.
COASTAL.

LYNNHAVEN BEACH
SHORE DRIVE
VIRGINIA BEACH

757-524-0417

JENNIFER@JENNIFERDAWNREALESTATE.COM

JENNIFERDAWNREALESTATE.COM

HOWARD HANNA

REAL ESTATE SERVICES



2301 Beach Haven Dr. 201

Square Footage

1,492 sq ft

Bedrooms

3

Year Built

1990

Bathrooms

2 Full

Features

- Direct Chesapeake Bayfront setting with private beach access
- Soaring living room with dramatic wall of windows
- Expansive main-level deck designed for waterfront living
- Each bedroom with a private full bath
- Generous storage throughout
- Renovated 2026 kitchen with white quartz and champagne bronze details
- Primary suite with en suite bath and private balcony
- Flexible guest space with built-in Murphy bed
- Electric storm shutters
- New second-floor Trane HVAC system

Amenities Nearby

- Nearby marinas and waterfront recreation
- Beaches, waterfront parks and open green space
- Local dining, coffee and everyday conveniences
- Convenient access across Virginia Beach Roads

Beauty by the Bay

A waterfront experience, not merely a waterfront address.

At 2301 Beach Haven Dr. 201, the Chesapeake Bay becomes part of everyday life. A soaring vaulted living room frames the water through a dramatic wall of windows, while a sweeping three-sided main-level deck extends the living space toward the shoreline.

Tucked at the end of a cul-de-sac along a private beach area, the setting brings a sense of privacy that feels increasingly hard to find. Each bedroom has its own full bath, generous storage and direct outdoor access. Upstairs, the primary and guest suites each open to a private Bay-facing balcony.

Thoughtful 2026 enhancements include a renovated kitchen, updated en suites, dual-zone comfort with programmable thermostats, a new second-floor Trane HVAC system and electric storm shutters. A built-in Murphy bed adds flexible guest space.

Come for the view.

Stay for the life this home makes possible.



2301 BEACH HAVEN DRIVE

UNIT 201

CURATED PROPERTY FEATURES & ENHANCEMENTS

Beautifully updated for easy living - and more time for Bay days.

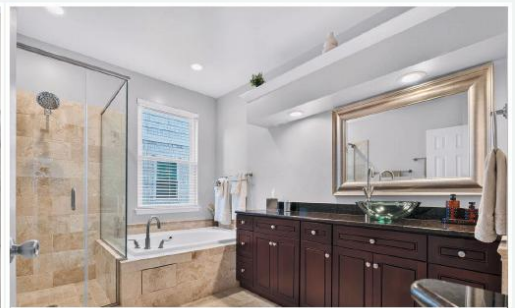
Thoughtful updates matter most when they make everyday life easier. The kitchen, dining area, living room and private balcony stay naturally connected, creating space for quiet mornings, full tables and easy conversation. Quartz counters, renovated baths, generous storage, recent interior paint and a new Trane HVAC system bring polish and practical comfort to everyday life.



THE HEART OF THE HOME



THE PRIMARY RETREAT



THE PRIMARY BATH

KITCHEN & CONNECTED LIVING

- Open sightlines keep the kitchen, dining area and living room connected.
- Expansive quartz counters create room for preparation, serving and daily routines.
- A peninsula adds casual seating and tailored contrasting trim.
- Stainless appliances and abundant cabinetry balance polish with function.
- A gas fireplace gives the living room a warm, natural focal point.
- The private balcony opens directly from the main gathering space.

SINGLE-LEVEL EASE

- Approximately 1,492 square feet with three bedrooms and two full baths.
- A convenient laundry closet keeps another daily routine close at hand and out of sight.
- Recent interior paint creates a fresh, cohesive backdrop.

PRIMARY SUITE

- A spacious bedroom with multiple windows and natural light.
- A walk-in closet keeps everyday storage organized.
- A long vanity offers generous counter space and cabinetry.
- Jetted soaking tub and separate glass-enclosed shower.
- Coordinated tile and elevated finishes create a cohesive retreat.

ADDITIONAL BEDROOMS & HALL BATH

- Two additional bedrooms flex for guests, work, hobbies or changing needs.
- Generous closet storage helps each room remain useful and uncluttered.
- The renovated hall bath continues the polished finish level with updated counters, fixtures and storage.
- Recessed shower niches and a rain-style showerhead add thoughtful function.

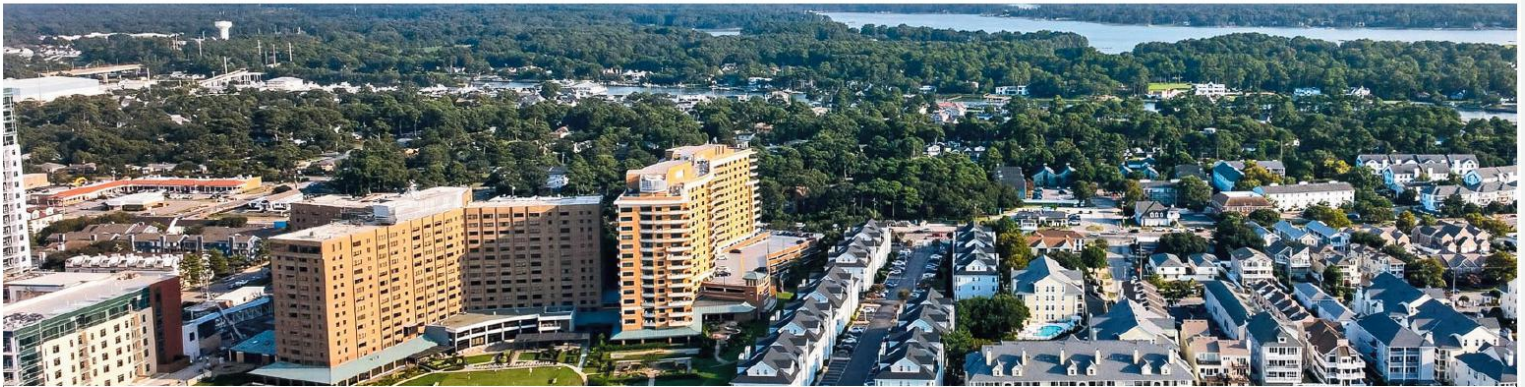
2301 BEACH HAVEN DRIVE

UNIT 201

CURATED PROPERTY FEATURES & ENHANCEMENTS

Low-maintenance ownership, resort-style amenities and the Bay at the heart of it.

The Shore Drive lifestyle is less about getting away and more about having the getaway built into the day. Within gated Lynnhaven Beach, the pool, gathering spaces and direct beach access are part of the community. Association-covered services simplify ownership, leaving more time for Bay days.



LYNNHAVEN BEACH • SHORE DRIVE • CHESAPEAKE BAY



THE COMMUNITY POOL



BAYFRONT GATHERING SPACES

BAYFRONT AMENITIES

- A community pool positioned along the Chesapeake Bay.
- Composite-deck seating and gathering areas near the water.
- A cabana/bar, outdoor kitchen and gas grills for easy pool days.
- Direct community access to the Chesapeake Bay beach.

LOW-MAINTENANCE EASE

- A gated Lynnhaven Beach setting off Shore Drive.
- Fees cover ground maintenance, water, sewer, trash and other association services.
- Single-level living keeps three bedrooms, two baths and the main living spaces connected.
- A private balcony adds outdoor space of your own.

COMFORT & COASTAL CONNECTION

- A new Trane HVAC system (2026) and recent interior paint.
- Community roof replaced in 2025, according to available seller and association information.
- First Landing State Park, Pleasure House Point, Lynnhaven Inlet and Shore Drive destinations keep recreation and dining close.

LET'S GET YOU HOME

A Little More Ease in the Day

The appeal is not about escaping everyday life. It is about making everyday life easier to enjoy.

At 2301 Beach Haven Drive, Unit 201, that begins with choices that do not require much planning. Coffee on the private balcony. Dinner with the gas fireplace glowing nearby. An afternoon by the pool followed by a few quiet minutes on the beach. Here, the Chesapeake Bay is not something you have to plan a day around; it is simply part of where you live.

Inside, the kitchen, dining and living areas open to one another, giving daily life an easy, natural flow. Quartz counters and abundant cabinetry give the kitchen plenty of room to work, while clear sightlines keep the cook connected to the conversation. Just beyond the living room, the balcony offers a private place to step outside, slow down and take a breath.

Three bedrooms give the home flexibility for overnight guests, a home office or whatever the next season calls for. The primary suite includes a walk-in closet and an updated bath with a long vanity, jetted soaking tub and separate glass-enclosed shower. The renovated hall bath carries the same considered details, while generous closets and conveniently placed laundry help keep everyday life organized.

And that may be what makes this home most compelling: the enjoyable parts and the practical parts are already working together. There is room for quiet mornings, friends gathered around the table, evenings by the fire and spontaneous time at the Bay. The condominium setting supports a lower-maintenance lifestyle, with maintained grounds and shared amenities making the ownership experience feel simpler.

Thoughtful updates add another layer of ease, including the renovated kitchen and baths, a recent interior repaint and a new Trane HVAC system installed in 2026. Beyond the front door, the community pool, composite decking, cabana/bar, outdoor kitchen, gas grills and direct beach access are ready whenever the day calls for them.

This is Simplicity by the Shore: a thoughtfully updated home, a more relaxed rhythm and a coastal setting that invites you to enjoy more of the day.

What's Nearby?

- Direct Chesapeake Bay beach access within gated Lynnhaven Beach
- Lynnhaven Inlet, nearby marinas and opportunities to enjoy the water
- First Landing State Park, with Chesapeake Bay shoreline and miles of trails
- Locally known dining, coffee and everyday conveniences along the Shore Drive corridor



2301 Beach Haven
Dr 201

SIMPLICITY BY THE SHORE

Turnkey comfort.
Community ease.
Life near the shore.



2301 BEACH HAVEN DR. 201

TAKE A LOOK AROUND...



SIMPLICITY BY
THE SHORE



Scan to tour
2301 Beach Haven
Dr. 201

EXPECT EXCEPTIONAL

See How the Story Comes Together

Set within the gated Lynnhaven Beach community, this thoughtfully updated condominium pairs a polished, turnkey interior with the relaxed rhythm of life along the Chesapeake Bay. Elevated finishes carry throughout the open living spaces—from the kitchen and fireplace surround to the renovated baths—creating a cohesive look that feels considered and complete. The community pool, composite-deck gathering areas, outdoor kitchen and beach access are all just a short walk from the residence.

Take a closer look at 2301 Beach Haven Dr. 201 and experience the details, movement and perspective that still photography cannot fully capture.

Scan to step inside.

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



2301 Beach Haven Dr. 201



SIMPLICITY BY THE SHORE

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



WHERE EVERYDAY LIFE FEELS A LITTLE LIGHTER



Inside, the kitchen, dining and living areas stay connected, with thoughtful updates that make the home easy to enjoy. Outside, the pool, gathering spaces and direct Chesapeake Bay beach access give ordinary days a more relaxed rhythm.

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



A QUIET ARRIVAL



Set within gated Lynnhaven Beach, Unit 201 is surrounded by maintained grounds, with assigned parking and nearby visitor spaces making arrivals simple. Beyond the building, the community opens toward the pool, gathering spaces and direct Chesapeake Bay beach access.

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



WHERE LIFE GATHERS

At the table, close to every conversation



The dining table sits at the center of the home's natural rhythm—morning coffee, weeknight dinners and one more chair pulled up when company comes. With the kitchen just beyond it and the living room nearby, no one has to step away from the conversation.



CONNECTED FROM EVERY ANGLE



ROOM FOR QUIET DINNERS.
READY WHEN THE TABLE
FILLS UP.

Each view reveals another part of the same story:
the dining area stays open to the kitchen, the
living room remains close and conversation
moves easily between them. The spaces have their
own purpose, but never feel separated from the
life happening around them.



OPEN TO THE KITCHEN.
CONNECTED TO THE REST
OF THE HOME.



THE KITCHEN, AT THE CENTER OF IT ALL

*WHERE COOKING AND CONVERSATION
SHARE THE SAME SPACE*



Open to the dining and living areas, the kitchen keeps everyday life connected. Expansive quartz counters create room for preparation and serving, while the peninsula offers a natural place to pull up a chair and stay awhile.

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



DETAILS MAKE THE KITCHEN WORK



Quartz counters, abundant cabinetry and stainless appliances keep everyday routines moving, while clear sightlines make it easy to stay part of the conversation. The tailored peninsula adds useful seating and gives the open kitchen a finished point of view.

ROOM TO PREP,
SERVE AND
GATHER.



A FINISHED LOOK
FROM EVERY
ANGLE.







THE PRIMARY SUITE



A CALMER BEGINNING AND END

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



ROOM TO REST. ROOM TO MAKE YOUR OWN.



Multiple windows bring in natural light, while the room's comfortable proportions leave space for more than the bed. A reading chair, dressing area or quiet work corner can fit naturally here, giving the room flexibility without taking away from its calm.

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



ROOM TO START AND END THE DAY WELL



A long vanity gives two people room to get ready, while the glass-enclosed shower and jetted soaking tub make room for different kinds of mornings. Coordinated tile and elevated finishes carry a cohesive look throughout.

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.





ROOM FOR GUESTS

Natural light, comfortable proportions and generous closet storage make the second bedroom easy to settle into. Guests have room to unpack, get comfortable and feel as though the space was prepared with them in mind.



DETAILS THAT MAKE THE ROUTINE BETTER



Stone counters, updated fixtures and useful storage keep the hall bath practical and composed. Recessed niches and a rain-style showerhead are the smaller details that make everyday routines feel a little easier.

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



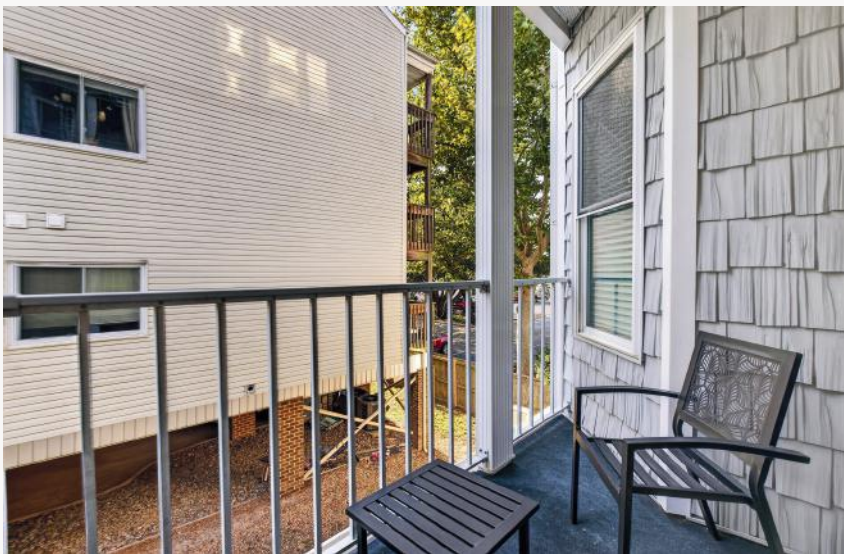
READY TO CHANGE WITH THE DAY



The third bedroom can flex with the way you live—guest room, home office or additional sleeping space. A full wall of closet storage keeps that flexibility organized and gives everything a place to go.



A PRIVATE PLACE TO STEP OUTSIDE

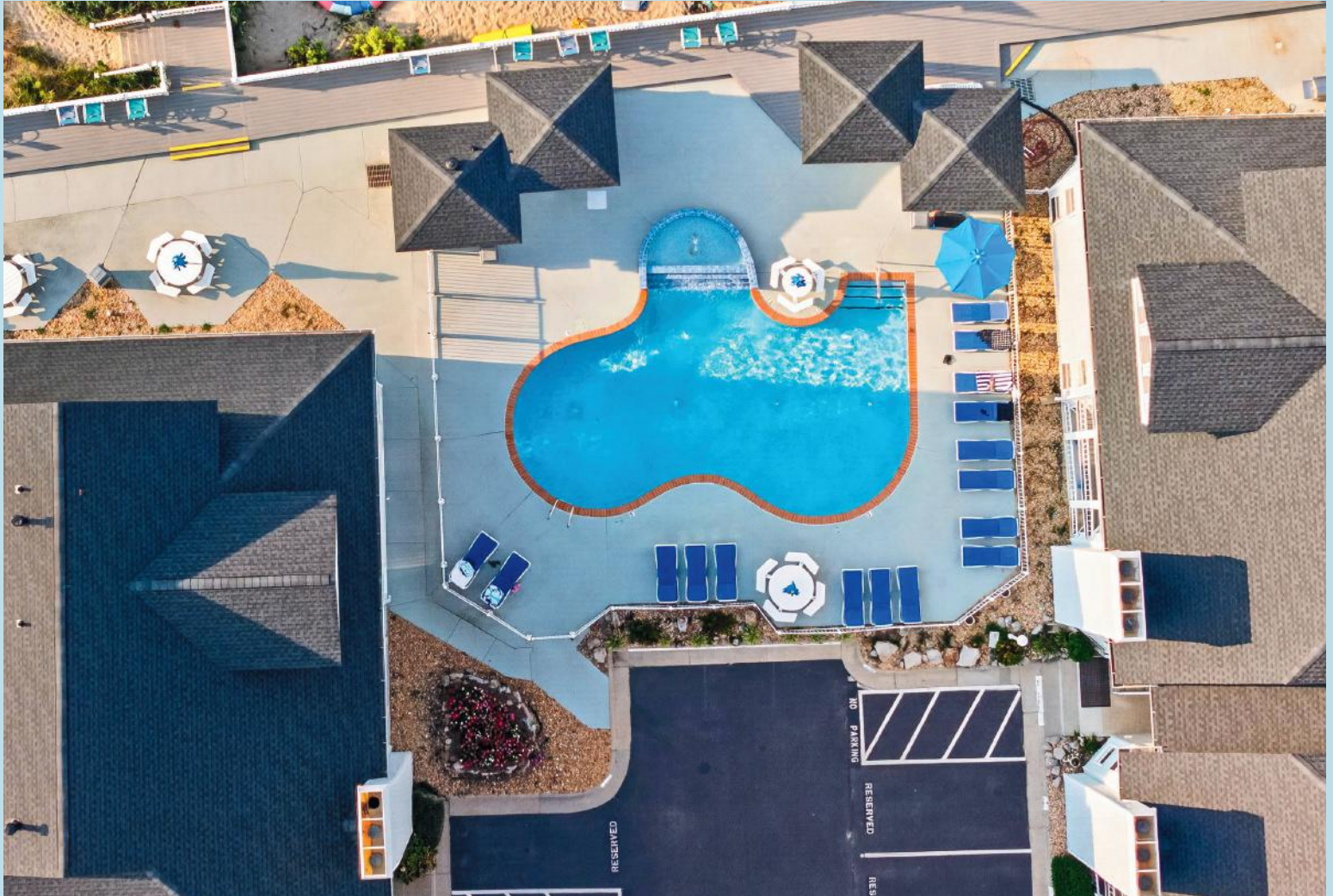


Directly off the living room, the private balcony offers a place for coffee, fresh air or a few quiet minutes. Its connection to the main living space makes it easy to use throughout the day.



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TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



FROM THE POOL TO THE BAY



The composite decking carries you past the pool and gathering spaces toward the beach. A cabana/bar, outdoor kitchen and gas grills make it easy to spend more of the day outside, with the Chesapeake Bay just beyond.



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TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



THE COASTAL SETTING, AT A GLANCE



HOME, BEACH AND BAY SHARE THE FRAME.



From above, the community's relationship to the shoreline becomes clear. The buildings, internal lanes and pool come together near the beach, with Shore Drive connecting the larger setting beyond.

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LIFE ALONG SHORE DRIVE



Pull back and the larger setting comes into view: Shore Drive tracing the Chesapeake Bay coastline, Lynnhaven Inlet nearby and beaches, boating and local dining woven into everyday life.



TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.

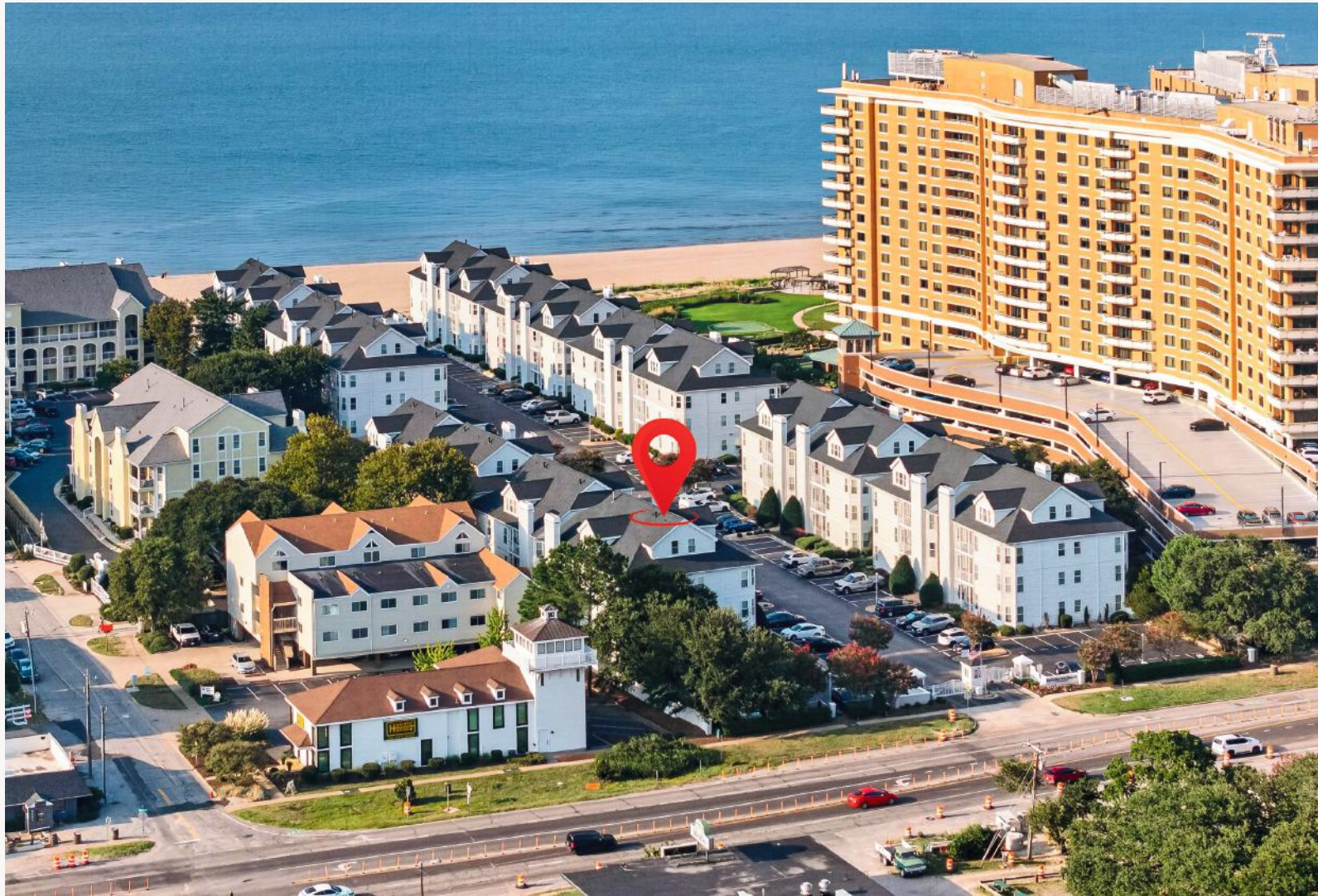


WHEN THE CHESAPEAKE BAY IS PART OF WHERE YOU LIVE



TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.





YOUR STORY BEGINS TO COMES TOGETHER

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.





TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.





TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.





WHERE SHORE DRIVE MEETS THE WATER

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



GET TO KNOW THE NEIGHBORHOOD



Along Shore Drive, the Chesapeake Bay, local restaurants and everyday errands all share the same coastal corridor. Lynnhaven Inlet, First Landing State Park, marinas, coffee and casual dining offer plenty to explore, while shopping and regional routes remain within practical driving reach. That balance is what gives this part of Virginia Beach its particular appeal.

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



2301 Beach Haven Drive

UNIT 201

Lifestyle Snapshot

GATED SHORE DRIVE LIVING WITH THE CHESAPEAKE BAY AT THE HEART OF IT.



SHORE DRIVE • LYNNHAVEN INLET • CHESAPEAKE BAY

Set within gated Lynnhaven Beach off Shore Drive, Unit 201 offers an all-on-one-level layout within a community directly on the Chesapeake Bay. A bayfront pool, composite decking, cabana/bar, outdoor kitchen, gas grills and direct beach access make it easy to spend more of the day outside. Restaurants, parks, marinas and everyday conveniences remain within practical driving reach.



Jennifer D Holds the Key

TRUST. COMMUNITY. CONNECTION.



- 1 THE COMMUNITY'S BAYFRONT SETTING**
Lynnhaven Beach sits directly on the Chesapeake Bay, with direct beach access for residents.



- 2 POOL-TO-BEACH AMENITIES**
A bayfront pool, cabana/bar, outdoor kitchen, gas grills and composite decking create natural places to gather.



- 3 THE SHORE DRIVE CONNECTION**
Local restaurants, coffee, beaches, marinas and everyday conveniences are within practical driving reach.



- 4 OUTDOOR LIFE NEARBY**
First Landing State Park, Pleasure House Point and Lynnhaven Inlet offer trails, boating and waterfront recreation.

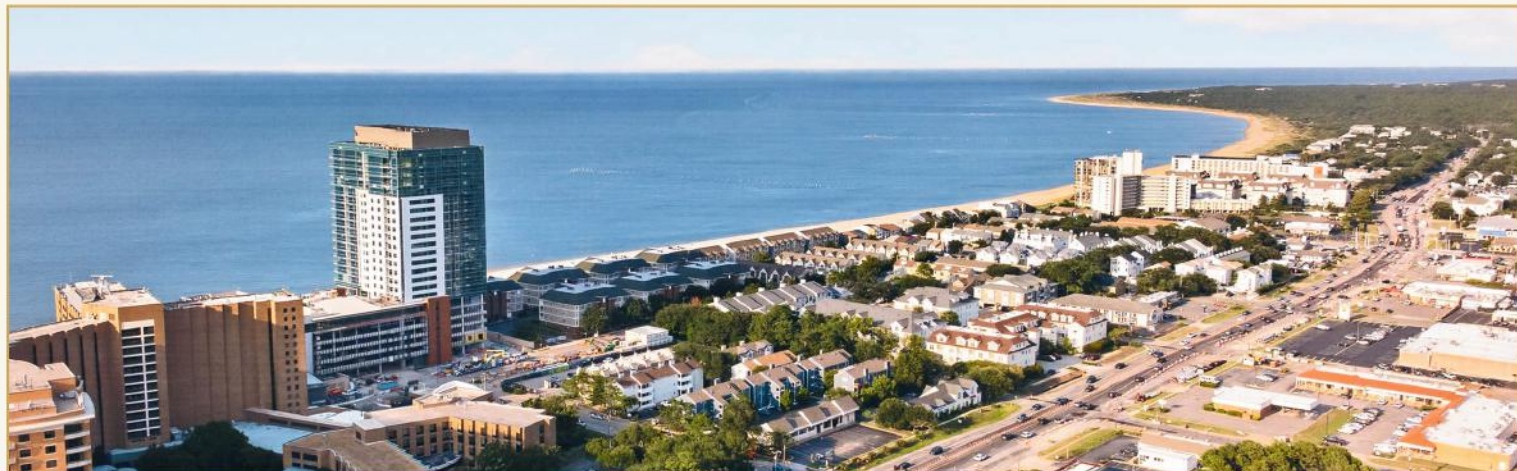


- 5 SIMPLIFIED OWNERSHIP**
Association-covered services include ground maintenance, water, sewer, trash, association insurance—including flood coverage—and a termite contract.

Nearby, at a Glance

A few of the places that shape everyday life along Shore Drive.

From state-park trails to boat access and everyday Shore Drive favorites, the surrounding area keeps the Chesapeake Bay close to daily life.



1. First Landing State Park

TRAILS • BAY BEACH • OUTDOOR RECREATION

Twenty miles of trails and 1.5 miles of sandy Chesapeake Bay frontage for hiking, biking and time by the water.



2. Pleasure House Point Natural Area

TIDAL MARSH • SANDY SHORE • MARITIME FOREST

Tidal marsh, sandy shores and maritime forest create a quiet natural setting along the Lynnhaven River.



3. Lynnhaven Boat Ramp & Beach Facility

BOAT LAUNCH • KAYAK ACCESS • BEACH CONNECTION

Four launch lanes, canoe and kayak access, beach parking and a walkway beneath Lesner Bridge to Ocean Park Beach.



4. Bayville Farms Park

DOG PARKS • COURTS • FIELDS • DISC GOLF

Off-leash dog parks, playgrounds, athletic fields, tennis and pickleball courts and an 18-hole disc golf course.



5. Shore Drive Dining & Conveniences

RESTAURANTS • COFFEE • SHOPPING • SERVICES

Locally known restaurants, coffee, shopping and everyday services are woven throughout the Shore Drive corridor.

AREA INFORMATION SHOULD BE INDEPENDENTLY VERIFIED.

2301 BEACH HAVEN DRIVE • UNIT 201 • VIRGINIA BEACH, VIRGINIA

A Taste of Shore Drive

From morning coffee to seafood by the water, local flavor is close at hand.

Coffee, brunch, pizza, casual favorites and waterfront seafood give Shore Drive
a dining rhythm all its own.



FROM THE FIRST CUP TO DINNER BY THE WATER

Coffee, casual favorites and waterfront seafood—all part of the Shore Drive routine.

COFFEE • CASUAL • WATERFRONT

LOCAL NAMES TO KNOW

COFFEE & BRUNCH

American Brew
coffee + breakfast

Bay Local Eatery
brunch + coastal favorites

Simple on Shore
farm-to-table breakfast + lunch

CASUAL & LOCAL

Shorebreak Pizza & Taphouse
pizza + pub favorites

Hot Tuna
seafood + live music

Zia Marie
Italian favorites

WATERFRONT STAPLES

Chick's Oyster Bar
oysters + inlet views

Bubba's Seafood
seafood + Lynnhaven River views

Dockside Seafood
restaurant + fishing center

Morning coffee, a casual lunch or seafood beside the water—
Shore Drive makes it easy to choose according to the moment.

Restaurant names, hours and availability should be independently verified.

2301 BEACH HAVEN DRIVE • UNIT 201 • VIRGINIA BEACH, VIRGINIA

Beyond the Shoreline

ARTS, CULTURE & LOCAL LIFE



This citywide reference identifies arts, performance, cultural, historical and educational destinations across Virginia Beach.

ARTS & LIVE PERFORMANCE

Virginia Museum of Contemporary Art

Batten University

Changing exhibitions, studio programs and contemporary-art education.

Sandler Center for the Performing Arts

Virginia Beach Town Center

Concerts, theater, comedy, dance and community programming.

Veterans United Home Loans Amphitheater at Virginia Beach

Virginia Beach

An outdoor concert venue presenting seasonal performances.

CREATIVE DISTRICTS & LOCAL EVENTS

ViBe Creative District

Virginia Beach Oceanfront

Murals, studios, independent businesses and recurring public events.

The Dome at Atlantic Park

Virginia Beach Oceanfront

An indoor-outdoor venue for music, civic and community events.

Neptune Festival

Virginia Beach Oceanfront

An annual calendar of arts, athletic and community events.

HISTORY & COASTAL DISCOVERY

Virginia Beach History Museums

Locations across Virginia Beach

Four museum sites interpreting local people, places and history.

Virginia Aquarium & Marine Science Center

General Booth Boulevard

Marine exhibits, animal encounters, conservation programs and a nature trail.

Military Aviation Museum

Pungo

Historic military aircraft, exhibits and scheduled flying demonstrations.

GENERAL AREA INFORMATION

Venue schedules, programming, admission and access may change and should be independently verified.



EDUCATION & LEARNING

Resources

Property-specific public-school information is presented separately from citywide and regional education resources so each can be used as an objective reference.

CURRENTLY REPORTED PUBLIC-SCHOOL ASSIGNMENTS

Verify the current attendance zone directly with VBCPS before relying on this information.



John B. Dey Elementary School

Grades K–5

1900 N. Great Neck Road
Virginia Beach, VA 23454



Great Neck Middle School

Grades 6–8

1848 N. Great Neck Road
Virginia Beach, VA 23454



Frank W. Cox High School

Grades 9–12

2425 Shorehaven Drive
Virginia Beach, VA 23454

OFFICIAL EDUCATION & CHILD-CARE RESOURCES

PUBLIC PRE-K

VBCPS Pre-Kindergarten

Full-day programs are offered at designated schools. Application, age, eligibility and site availability vary.

CHILD-CARE SEARCH

Virginia Child Care Search

State-maintained provider listings include licensing information, facility details and inspection records.

PRIVATE-SCHOOL INFORMATION

Virginia Private School Directory

Virginia Department of Education and VCPE resources provide statewide private-school information.

REGIONAL HIGHER-EDUCATION REFERENCE

Institutions are shown alphabetically with equal visual weight; this is not an exhaustive list.

Batten University

Virginia Beach

ECPI University

Virginia Beach

Norfolk State University

Norfolk

Old Dominion University

Norfolk

Regent University

Virginia Beach

Tidewater Community College

Virginia Beach Campus

PUBLIC-SCHOOL ASSIGNMENTS, GRADE CONFIGURATIONS AND PROGRAM INFORMATION
ARE SUBJECT TO CHANGE.

All education and child-care information is provided for general reference only and does not constitute a recommendation or endorsement. Confirm details directly with VBCPS, the applicable agency or institution.

Sources: VBCPS • VDOE • Virginia DSS • Institution websites • Verified September 2026.

2301 BEACH HAVEN DRIVE • UNIT 201 • VIRGINIA BEACH, VIRGINIA

A Well-Placed Address

Shore Drive context with the wider Hampton Roads region in view.

Set near the Chesapeake Bay along Virginia Beach’s Shore Drive corridor, 2301 Beach Haven Drive sits amid waterways, public parks and established neighborhoods. The local map identifies selected public destinations; the regional map places the address within the larger Hampton Roads geography.

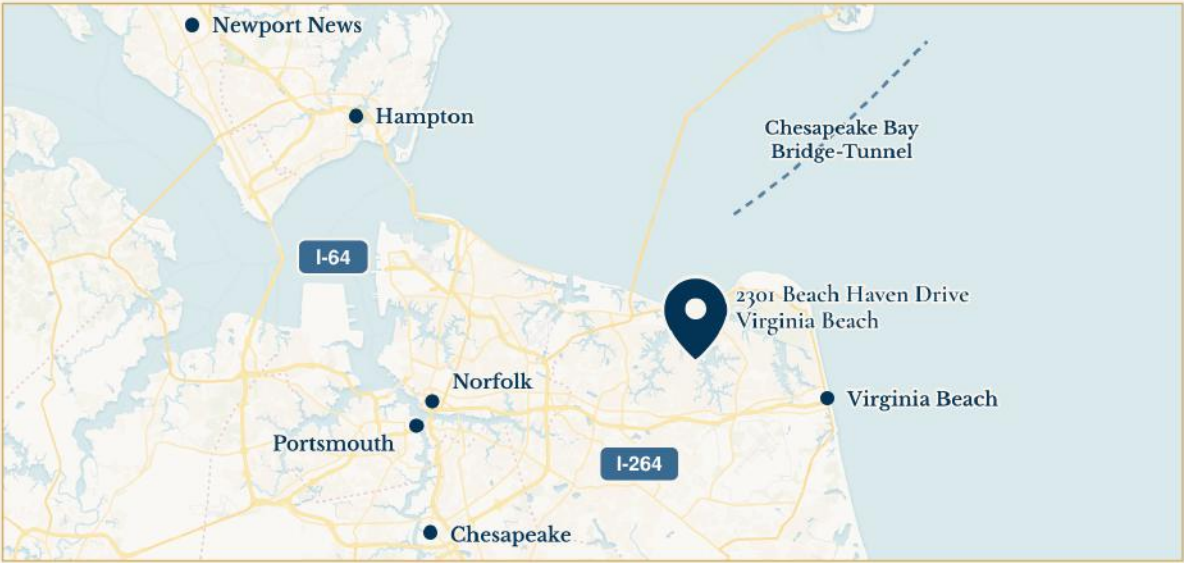
Local Context

Public parks, natural areas and waterways around the Shore Drive corridor.



Regional Connection

Virginia Beach in relation to the surrounding Hampton Roads cities.

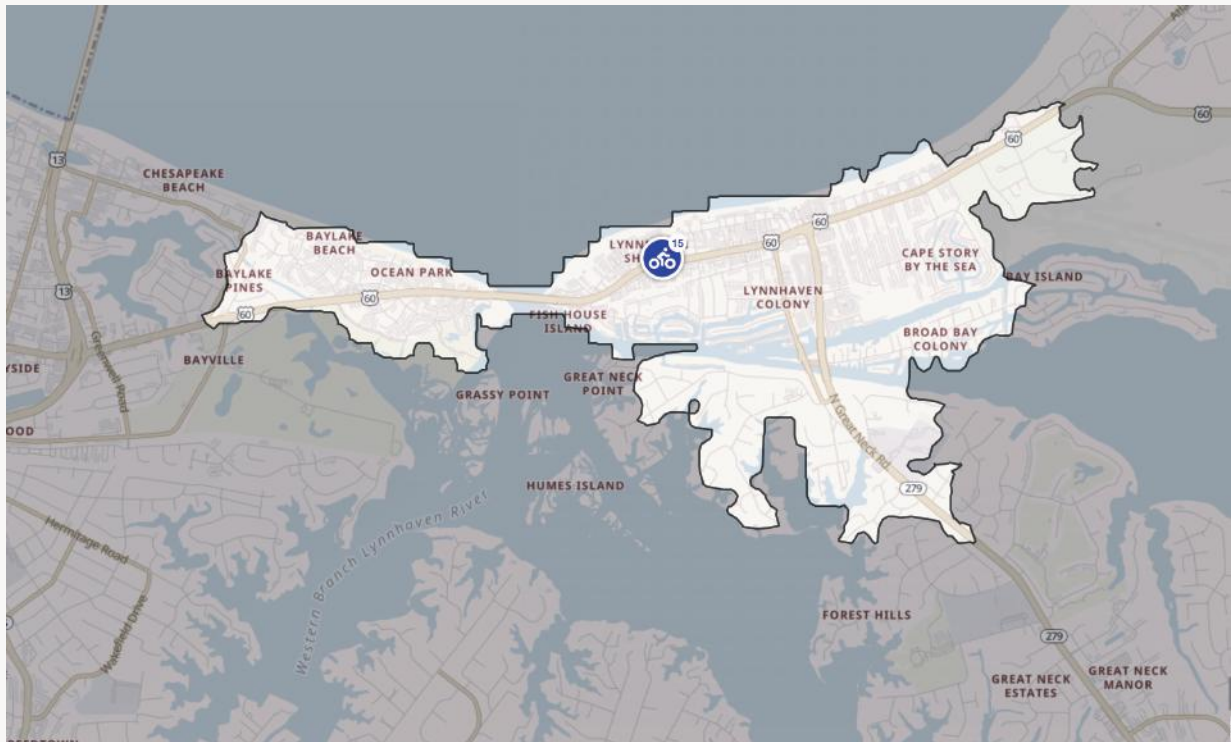
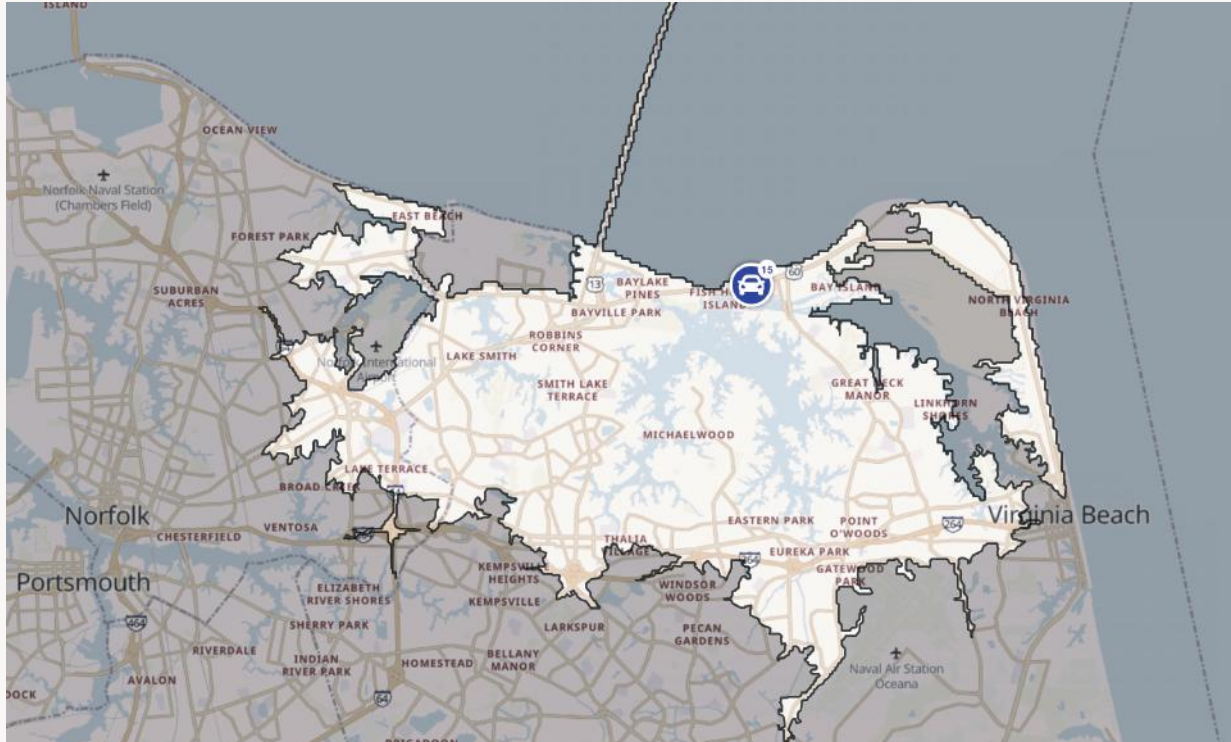


The local and regional maps are shown at different scales for general orientation.

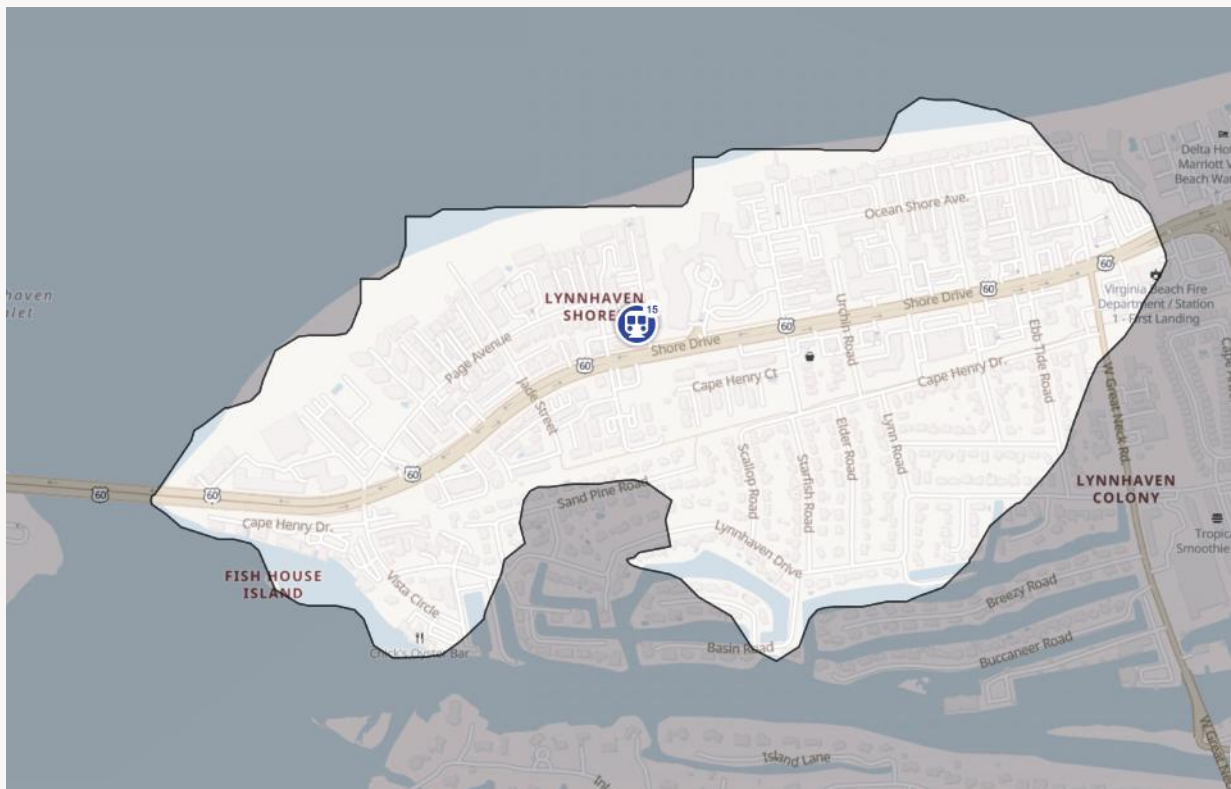
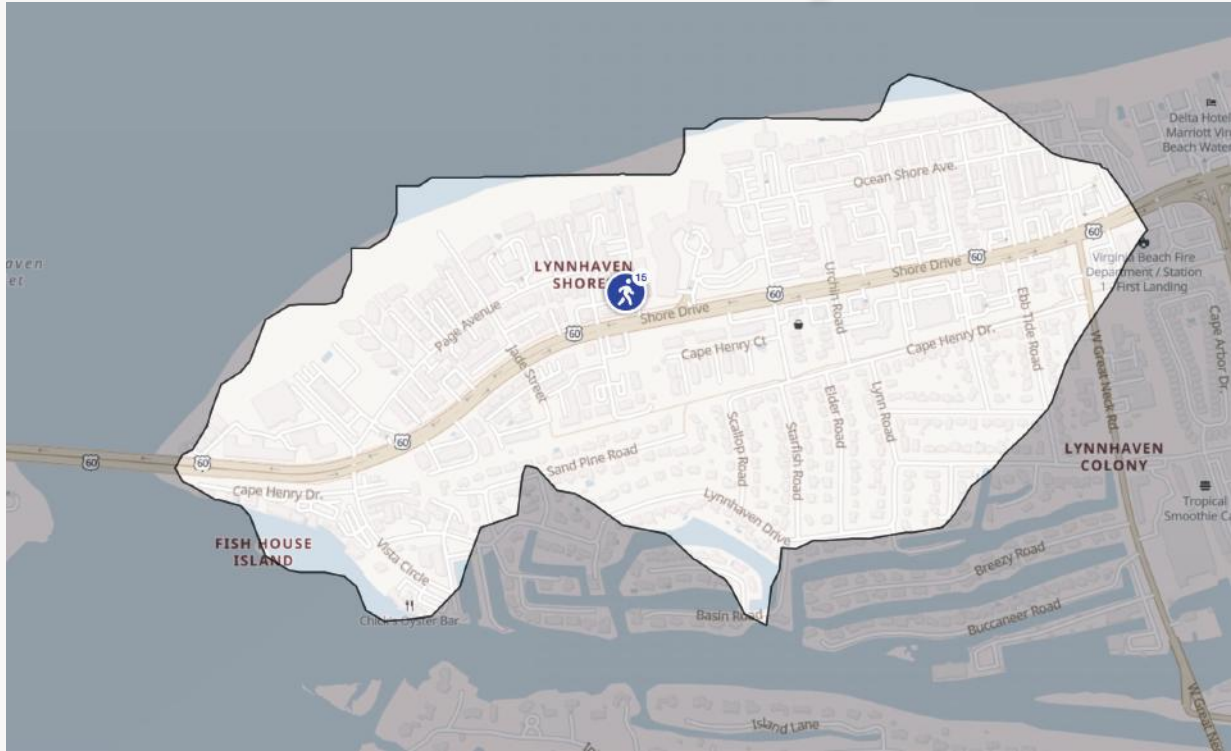
Markers and route labels are approximate; maps are provided for general orientation. Buyers should independently verify routes, entrances, access and locations important to them. Map data © OpenStreetMap contributors; basemap © CARTO.

Public destination information verified through Virginia State Parks and City of Virginia Beach Parks & Recreation, August 2026.

Explore the Area Your Way



Explore the Area Your Way



The surrounding area offers practical access to schools, parks, shopping, dining, and everyday services, all located within a short drive. While the home is set apart along the shoreline, nearby commercial corridors and main routes remain easily reachable, allowing daily needs to be met without pulling focus from the waterfront setting.

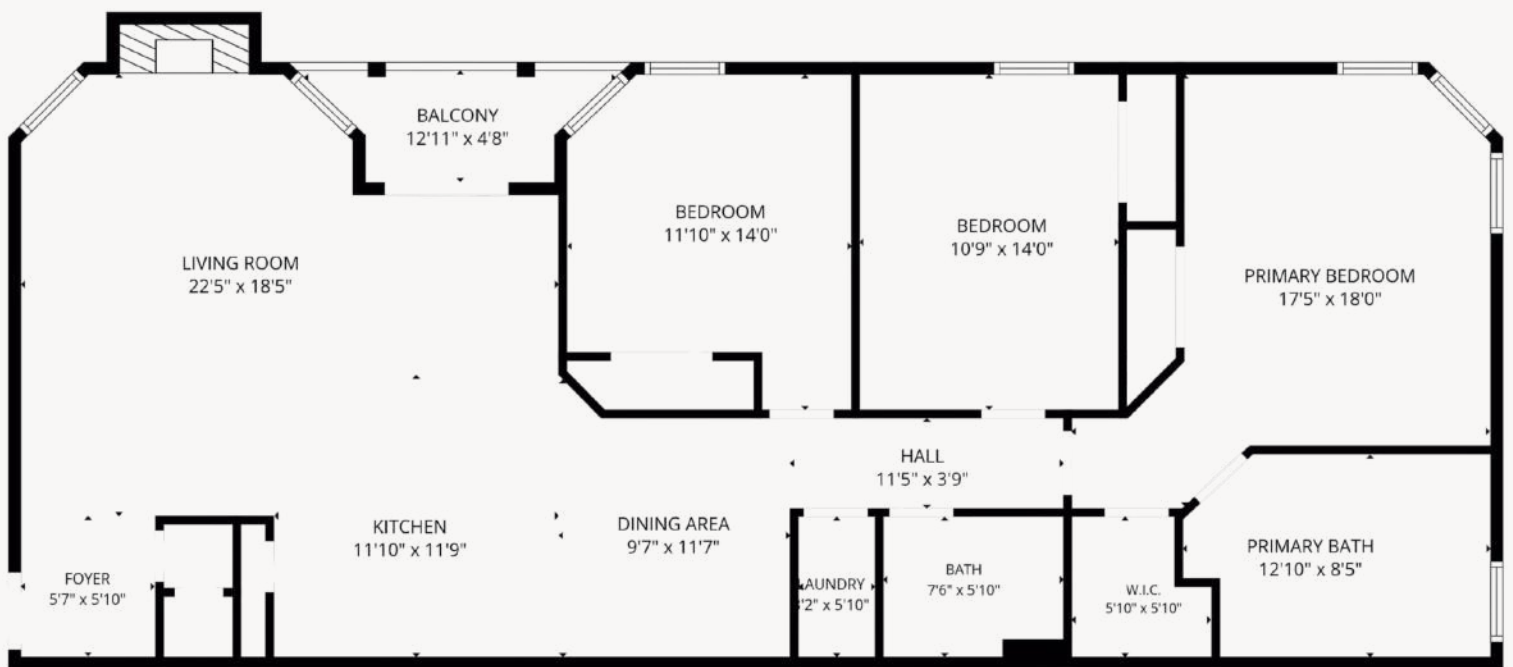
Whether you're looking for relaxation, recreation, or convenience, this gem offers the perfect balance of comfort, connection, and community.



FLOOR PLANS



TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

TURNKEY COMFORT. COMMUNITY EASE. LIFE NEAR THE SHORE.



Let's *GET* You Home *to* *Simplicity by the Shore*

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REAL ESTATE SERVICES

LUXURY ~ RESIDENTIAL ~ RELOCATION ~ INVESTMENT

REALTOR®



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