



\$ 799,000



Ridge Rd, Colonial Beach, VA 22443

- » MLS #: VAWE2007430
- » Land | Lot: 3.12 acres
- » More Info: GouldmanCreekWaterfront.com



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EXIT Mid-Rivers Realty
990 Colonial Ave.
Colonial Beach, VA 22443

WATERFRONT & WATERVIEW ACREAGE: Beautiful, 3+ wooded acres near Colonial Beach in historic Westmoreland County. This unique waterfront property nestled along Gouldman Creek is the perfect setting for your dream home. Build in the center of the property for privacy in all directions. If the wooded parcel is partially cleared, the northern portion would have unobstructed views of the Potomac River, and unobstructed views of Gouldman Creek to the east and south. A buffer of woods to the west offers privacy from the closest neighbor. This property is located on Ridge Road (VA State Route 205) on the border with the western limits of the Town of Colonial Beach. State Route 205 is paved and dips and disappears below the northern edge of the property to reduce sights and sounds of county traffic. Property has been marked to show setbacks and wetlands boundaries for building. Public water and sewer are available within 50' of this parcel, but Buyer should verify availability and fees with the Town of Colonial Beach for water and Westmoreland County for sewer. Survey is available in Documents. This sale includes a 3.12 +/- acre portion of Tax Parcel 3-1 on the south side of Ridge Road (VA State Route 205). Acreage is within walking distance of local landmark, Wilkerson's Seafood Restaurant which is located along the Potomac River. Just minutes to shopping, beaches and marinas, and less than 90 minutes from the DC metro

