



\$ 925,000



2383 Rappahannock Rd, Colonial Beach, VA 22443

- » Beds: 3 | Baths: 2 Full, 2 Half
- » MLS #: VAWE2010758
- » Single Family | 2,500 ft² | Lot: 123 acres
- » More Info: 2383RappahannockRd.com



Jimmy Coates
 Associate Broker
 (804) 450-0787 (Cell)
 jimmy@calljimmycoates.com
 http://www.calljimmycoates.com



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



Nestled in the heart of historic Westmoreland County, this custom-built, brick home on a 123 +/- acre parcel known as Spring Garden, presents a rare opportunity to own significant acreage in a peaceful and private country setting. The property offers approximately 10 +/- acres of cleared land and pasture, surrounded by expansive wooded acreage rich in character and varied terrain. The home offers a comfortable floor plan and 2500 square feet of living space including a family room with gas fireplace that opens onto an inviting screened porch; a spacious, main-level primary suite; two additional upstairs bedrooms with shared bathroom; an office; a separate dining room; and two half-baths on the main level with one serving as a desirable mud room off the garage. The unfinished basement has a walk-up to the backyard and offers wonderful storage space and easy access to mechanicals and utilities. The attached garage accommodates two vehicles with a third garage door for added convenience. Your horses and farm animals will be well-accommodated in the metal barn/stable which features four individual stalls, a utility room and ample space for a workshop or equipment storage. Established trails meander through the property-ideal for walking, horseback riding, or simply immersing yourself in the natural beauty of the land. For those with a larger vision, this property could be expanded to become a family

