

\$344,000 - 1432 Holly Vista Dr, Colonial Beach

MLS® #VAWE2009888

\$344,000

3 Bedroom, 2.00 Bathroom, 1,354 sqft

Residential on 0.27 Acres

WESTMORELAND SHORES, Colonial Beach,
VA

MOVE-IN READY and Now under \$350K!
Unbeatable value by the beach, practically a brand-new home just a stone's throw from the Potomac River! This gorgeous 3-bedroom, 2-bath coastal retreat has been completely rebuilt from the foundation up. With brand-new everything, water views, and a golf-cart-friendly neighborhood, this is the perfect blend of small-town charm and modern luxury. Step inside and you'll be welcomed by a bright, open-concept layout with wide-plank LVP floors throughout. The chef's kitchen steals the show with sleek quartz countertops, stainless steel appliances, and soft-close cabinetry. Both bathrooms feel like your own personal spa, featuring designer tile, glass shower doors, and upscale fixtures. But the real magic happens outside. A massive rear deck makes entertaining effortless - host a crab feast, sip morning coffee as the sun rises, or relax with a glass of wine as the river breeze rolls in. With the Potomac just steps away, every day feels like vacation. This home offers complete peace of mind, too: new roof, siding, windows, HVAC, plumbing, electrical, plus public sewer connection. It's essentially a brand-new home from top to bottom. Located in the sought-after Westmoreland Shores community, you'll enjoy access to a voluntary HOA with sandy beach, marina, boat ramp, and waterfront event center. Hop on your golf cart and cruise into Colonial Beach



for waterfront dining, food trucks, live music, and a vibrant boardwalk scene. And when you need to head back to work, youâ€™re just 13 miles to Dahlgren, 31 miles to Fredericksburg, 65 miles to DC, and 70 miles to Richmond. Whether youâ€™re searching for a year-round home, a weekend retreat, or a smart investment property, this one truly checks every box. Feel the charm, live the lifestyle - make it yours.

Built in 1962

Essential Information

MLS® #	VAWE2009888
Price	\$344,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,354
Acres	0.27
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Rancher, Contemporary, Cottage, Coastal, Bungalow
Status	Active

Community Information

Address	1432 Holly Vista Dr
Subdivision	WESTMORELAND SHORES
City	Colonial Beach
County	WESTMORELAND-VA
State	VA
Zip Code	22443

Amenities

Amenities	Bathroom - Walk-In Shower, CeilingFan(s), Recessed Lighting, Upgraded Countertops
Parking	Gravel Driveway
View	River, Water, Garden/Lawn

Interior

Interior Features	Floor Plan-Open
Appliances	Stainless Steel Appliances, Washer/Dryer Stacked
Heating	Wall Unit
Cooling	Ductless/Mini-Split
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Play Area, Deck(s)
Lot Description	Cleared, Rear Yard
Windows	Energy Efficient, Insulated
Roof	Shingle
Foundation	Crawl Space

School Information

District	WESTMORELAND COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 4th, 2025
Days on Market	32
Zoning	NONE

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on November 4th, 2025 at 4:16pm EST