

\$1,235,000 - 30079 Goose Point Ct, PORT ROYAL

MLS® #VACV2008194

\$1,235,000

3 Bedroom, 2.50 Bathroom, 2,692 sqft
Residential on 3.57 Acres

PORTOBAGO BAY, PORT ROYAL, VA

To Be Built, Customize Your Finishes!

Welcome to Chestnut Cottage, a Waterfront Sanctuary of Timeless Elegance!!

Step into the splendor of Chestnut Cottage, an extraordinary masterpiece by Simply Home, gracefully positioned on a breathtaking 3.57-acre riverfront estate in the exclusive Portobago Bay community of Port Royal, Virginia. This enchanting retreat offers an unparalleled blend of refined luxury, architectural charm, and natural serenity. It is truly a rare gem nestled along the tranquil shores where Portobago Bay meets the majestic Rappahannock River.

A long, private driveway winds through lush greenery, leading you more than 500 feet off the main road to your secluded haven where peace and privacy abound. The cottage's elegant design evokes timeless appeal with a perfect balance of classic craftsmanship and modern sophistication. Featuring three generously sized bedrooms, two and a half designer bathrooms, and a spacious three-car garage, every detail has been curated to exude warmth, luxury, and comfort.

Designed for both gracious entertaining and everyday indulgence, the open-concept layout welcomes you with a luminous great room that flows seamlessly into a gourmet chef's kitchen and a refined dining area, all anchored by panoramic views of the river and



surrounding nature. Step outside to an expansive screened-in porch and a rear deck with stairs to grade, perfect for alfresco dining, morning coffee, or twilight cocktails under the stars.

The home also includes a walk-up unfinished basement, offering exceptional storage and an open canvas for customization. Imagine a future home theater, wine cellar, or guest suite, with a wide array of available upgrades to tailor the space to your unique vision.

Beyond your private retreat, the Portobago Bay community enhances your lifestyle with exclusive amenities including a private boat ramp, community dock, picturesque picnic grounds, and a pavilion ideal for gatherings, all set within a serene riverside landscape that invites both exploration and tranquility.

With downtown Fredericksburg just 30 minutes away, you will enjoy the perfect blend of peaceful waterfront seclusion and convenient access to historic charm, fine dining, boutique shopping, and vibrant cultural attractions.

Whether you are seeking a full-time residence immersed in nature or a luxurious weekend escape, Chestnut Cottage in this waterfront lot offers the very essence of elevated riverfront living with a harmonious blend of charm, elegance, and unforgettable beauty.

Built in 2025

Essential Information

MLS® #	VACV2008194
Price	\$1,235,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	2,692
Acres	3.57
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

Community Information

Address	30079 Goose Point Ct
Subdivision	PORTOBAGO BAY
City	PORT ROYAL
County	CAROLINE-VA
State	VA
Zip Code	22535

Amenities

# of Garages	3
Garages	Garage - Front Entry, Garage - Side Entry, Garage Door Opener, Inside Access
View	River
Is Waterfront	Yes
Waterfront	River

Interior

Appliances	Stainless Steel Appliances
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Combination, Daylight, Full, Interior Access, Outside Entrance, Unfinished, Walkout Level, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	1
Stories	1 Story

Exterior

Exterior	HardiPlank, Stone
Exterior Features	Deck(s)
Lot Description	Level
Foundation	Permanent

School Information

District	CAROLINE COUNTY PUBLIC SCHOOLS
High	CAROLINE

Additional Information

Date Listed	May 29th, 2025
Days on Market	148
Zoning	RP

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty
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