

\$1,498,000 - 30079 Goose Point Ct, PORT ROYAL

MLS® #VACV2008406

\$1,498,000

4 Bedroom, 3.50 Bathroom, 3,475 sqft

Residential on 3.57 Acres

PORTOBAGO BAY, PORT ROYAL, VA

To be built by Simply Home, one of Virginia's most respected and sought-after custom home builders, this extraordinary waterfront estate is a vision of elegance, craftsmanship, and tranquility. Set within the prestigious Portobago Bay community, the home will rest on 3.57 acres of pristine land with 204 feet of direct Rappahannock River frontage, tucked away 500 feet from the road for ultimate privacy.

Renowned for their impeccable attention to detail and commitment to quality, Simply Home is celebrated for creating timeless residences that blend luxury with comfort. This 3,475-square-foot, single-level masterpiece will offer four spacious bedrooms, four and a half designer bathrooms, and a private home office—perfect for today's flexible lifestyles. Ten-foot ceilings, an expansive walk-in pantry, and large, light-filled living spaces reflect the home's thoughtful design. A screened-in porch and deck with stairs to grade invite you to unwind in the natural beauty of the riverfront, while a three-car garage and conditioned crawl space offer added convenience and energy efficiency.

What makes this opportunity even more exceptional is its prime location—just 30 minutes from downtown Fredericksburg. Steeped in history and charm, Fredericksburg offers a vibrant blend of boutique shopping,



chef-owned restaurants, historic landmarks, art galleries, and a thriving waterfront district. Whether you’re spending a day strolling its cobblestone streets or enjoying a night out, the city provides the perfect balance to your peaceful life at Portobago Bay.

Whether you choose the elegant Oak Haven model or collaborate with the builder to tailor your dream home, every inch will be finished with Simply Home’s signature craftsmanship and refinement. Seller concessions may be available to qualified buyers through a preferred lender, making this remarkable vision even more within reach.

Built in 2025

Essential Information

MLS® #	VACV2008406
Price	\$1,498,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,475
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

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
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Additional Information

Date Listed	June 27th, 2025
Days on Market	119
Zoning	R

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty
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Listing information last updated on October 24th, 2025 at 1:00am EDT