

\$499,900 - 9431 Baybreeze Ct, PORT ROYAL

MLS® #VACV2008978

\$499,900

3 Bedroom, 2.50 Bathroom, 2,086 sqft

Residential on 2.00 Acres

PORTOBAGO BAY, PORT ROYAL, VA

Peaceful Living in Portobago Bay!!

Welcome to your own slice of serenity in the highly desirable waterfront community of Portobago Bay. Nestled on a private 2.0-acre lot, this charming home offers the perfect blend of comfort, character, and seclusion. This home has been completely renovated just this year 2025! Home also includes over 1100sq feet in the huge unfinished basement to make the additional space whatever your heart desires!

From the moment you arrive, the inviting front porch sets the tone for laid-back living. Sip your morning coffee or unwind in the evening breeze while enjoying the sounds of nature. The spacious rear deck is ideal for entertaining or simply soaking in the peaceful, wooded surroundings and lovely landscapes.

Step inside to warm, welcoming luxury vinyl plank floors throughout. The cozy living room features a beautiful fireplace—perfect for chilly evenings—and newly added doors that lead directly to the deck for effortless indoor-outdoor flow. Enjoy nature watching the deer roam in your serene backyard oasis.

The bright, open kitchen is a joy for any home chef with granite countertops and stainless steel appliances, with easy access to the sunlit living room area featuring a lovely bay window. Hosting is a breeze on the expansive



deck—perfect for BBQs, gatherings, or quiet evenings under the stars.

The primary bedroom offers comfort and convenience with direct access to a full en-suite bathroom complete with double sinks and soaking tub.

You will find generously sized bedrooms with gorgeous LVP floors, ample natural light, and tranquil views of the surrounding woods. A second full bathroom and additional storage space complete the upper level.

Outdoor Highlights Include:

- Covered front porch for relaxing and unwinding

- Expansive rear deck for entertaining and enjoying nature

- Secluded 2-acre lot surrounded by peaceful greenery and landscaping

As a resident of Portobago Bay, you™ll enjoy exclusive access to fantastic community amenities just moments away: Take your golf cart for a spin around the neighborhood or take a minute walk to..

- Private beach with picnic area and pavilion

- Community pier with boat slips and river access

- Filled with a huge variety of fish and private boat ramp to enjoy cruising on the Rappahannock River

Whether you™re seeking a tranquil place to call home or the perfect escape from the hustle and bustle, 9431 Bay Breeze Ct. offers the best of both worlds: privacy, natural

beauty, and an unbeatable waterfront lifestyle. Surrounded by million-dollar homes, this is your chance to own an incredible home in a luxury community with all the amenities”but without the luxury price tag!

Conveniently located just a short drive to Dahlgren Naval Base and the VRE, this home also offers easy access to Fredericksburg, King George, Colonial Beach, Richmond Virginia or a over the 301 bridge into Maryland”making it an ideal location for commuters and those seeking both charm and convenience. Enjoy the local restaurants & Shopping!!

Don’t miss your chance to own this special home”schedule your private showing today! 3262 is the total home square footage including basement.

Built in 1999

Essential Information

MLS® #	VACV2008978
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,086
Acres	2.00
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	9431 Baybreeze Ct
Subdivision	PORTOBAGO BAY

City	PORT ROYAL
County	CAROLINE-VA
State	VA
Zip Code	22535

Amenities

Amenities	Ceiling Fan(s), Chair Railings, Primary Bath(s), Wood Floors, Bathroom - Soaking Tub, Crown Moldings, Formal/Separate Dining Room, Upgraded Countertops, Walk-in Closet(s)
Utilities	Cable TV
# of Garages	2
Garages	Garage - Front Entry, Inside Access, Garage Door Opener
View	Trees/Woods

Interior

Appliances	Dishwasher, Icemaker, Oven/Range - Electric, Refrigerator, Range Hood, Oven - Single, Stainless Steel Appliances
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Daylight, Full, Interior Access, Outside Entrance, Rear Entrance, Rough Bath Plumb, Space For Rooms, Unfinished, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	1
Stories	3

Exterior

Exterior Features	Extensive Hardscape,Deck(s),Porch(es)
Lot Description	Backs to Trees, Front Yard, Landscaping, Rear Yard, SideYard(s)
Windows	Bay/Bow
Roof	Architectural Shingle
Construction	Stick Built
Foundation	Slab

School Information

District	CAROLINE COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 9th, 2025
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Days on Market12

ZoningRP

Listing Details

Listing Office

Berkshire Hathaway HomeServices PenFed Realty

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Listing information last updated on October 29th, 2025 at 8:51pm EDT