

\$617,000 - 23595 Whartons Pass, UNIONVILLE

MLS® #VAOR2010494

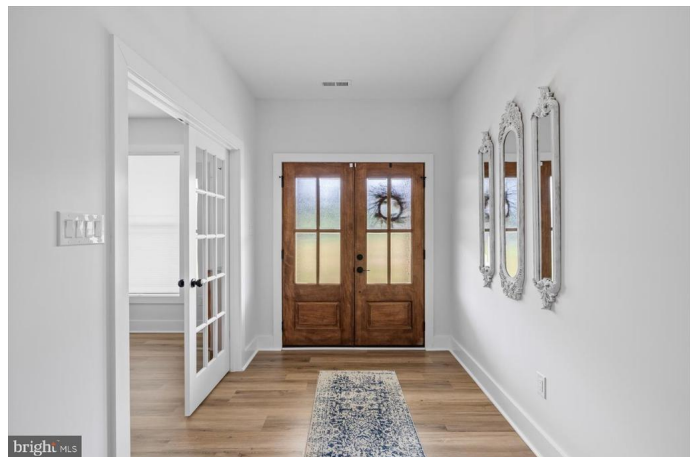
\$617,000

4 Bedroom, 2.00 Bathroom, 2,599 sqft

Residential on 3.64 Acres

ROSE HILL FARM ESTATES, UNIONVILLE,
VA

Beautiful Home in Rose Hill Farm Estates - Centrally located in desirable Orange County, this meticulously maintained home—gently used by visiting grandparents—offers the perfect blend of comfort, space, and privacy. Built in 2023 and situated on a flat 3.65-acre lot backing to woods and a horse farm, the setting is as peaceful as it is picturesque. An expanded foyer welcomes you into the light-filled, open-concept kitchen, dining, and living area with beautiful LVP flooring throughout. The kitchen boasts elegant quartz countertops, a huge island with generous storage on both sides, bar seating, and a generous walk-in pantry—perfect for gatherings and everyday convenience. The large office with French doors provides a quiet workspace, and the extra-large full hall bath is ideal for busy families. The primary suite is a private retreat, featuring a luxury bath with a walk-in shower, separate soaking tub, double vanity, and an oversized walk-in closet with a unique “closet-in-closet” design. Upstairs, a finished and conditioned bonus room offers flexible space for a 4th bedroom, media room, or hobby area. The oversized laundry room includes a washer & dryer and a utility sink. Additional highlights include a conditioned crawl space, pull-down attic stairs with storage, custom window treatments, SimpliSafe security system, and Blink security cameras that convey. Enjoy your morning coffee on the large covered front porch, or



relax on the expansive screened-in back porch overlooking the private backyard and wooded views. The property also includes a paved driveway, sidewalks, oversized two-car garage with automatic openers and fencing along the perimeter. An existing 2-10 Home Warranty transfers to Purchasers! Zoned agricultural, this home offers both flexibility and privacy—making it a rare find in Rose Hill Farm Estates. Great location for the commuter! Come and see what Orange County has to offer; rich in history, natural beauty, rolling hills, vineyards & breweries and its proximity to the Blue Ridge Mountains and Lake Anna.

Built in 2023

Essential Information

MLS® #	VAOR2010494
Price	\$617,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,599
Acres	3.64
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active Under Contract

Community Information

Address	23595 Whartons Pass
Subdivision	ROSE HILL FARM ESTATES
City	UNIONVILLE
County	ORANGE-VA
State	VA
Zip Code	22567

Amenities

Amenities	Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Attic, Carpet, CeilingFan(s), Entry Lvl BR, Pantry, Washer/Dryer Hookup
Utilities	Under Ground
Parking	Paved Driveway
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access, Oversized

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Icemaker, Microwave, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances
Heating	Central, Heat Pump(s)
Cooling	Central A/C, Heat Pump(s)
# of Stories	1
Stories	1.5 Story

Exterior

Exterior	Vinyl Siding, Stone
Exterior Features	Flood Lights, Sidewalks, Fenced-Partially, Panel Fence
Lot Description	Backs to Trees, Cleared, Front Yard, Landscaping, Level, No thru street, Partly Wooded, Rear Yard, Rural, SideYard(s)
Windows	Double Pane
Roof	Architectural Shingle
Foundation	Crawl Space

School Information

District	ORANGE COUNTY PUBLIC SCHOOLS
Elementary	UNIONVILLE
Middle	LOCUST GROVE
High	ORANGE CO.

Additional Information

Date Listed	August 15th, 2025
Days on Market	25
Zoning	AGRICULTURAL

Listing Details

Listing Office	RE/MAX Realty Specialists
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