

\$799,000 - 16254 Neabsco Beach Way, WOODBRIDGE

MLS® #VAPW2092680

\$799,000

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.00 Acres

NONE AVAILABLE, WOODBRIDGE, VA

This waterfront cottage offers breathtaking year round water views of the Potomac River and park land. Situated on a sandy beach with the opportunity to enjoy canoeing, kayaking and paddle boarding as well as fishing out your back deck also room to store them. The cottage offers a deeded dock, providing convenient parking for your boat and a jet ski lift for additional watercraft fun.

The exclusivity community of beach homes are enhanced by its off-the-beaten-path location, providing a sense of privacy but still close to Potomac Town Center with plenty of restaurants as well as Wegmans grocery store. Virginia Rail (VRE) - Rippon Station is only approximately :20 drive from this location. One of the standout features is its proximity to the beautiful Leesylvania State Park, offering easy access to recreational activities and lots of nature such as eagles soaring which can often be seen from the homes deck. Enjoy excellent boating excursions from your own dock to many restaurants at National Harbor , Georgetown, DC or even nearby in Occoquan.

The property/beach is shared with other cottage condo owners for a total of 7, creating a sense of community. This limited number of units ensures an intimate and exclusive living environment. Cottage residents have the responsibility of maintaining the beach and property as well as the cottage interior and



exterior; it is not contracted out nor the responsibility of the condo association. Also short term rentals are not permitted in these condo homes.

Discover a well-appointed cottage that features a wrap-around deck with electric awning and a lower patio deck with lots of room for seating and storage, creating ample space for outdoor living which faces east for the breathtaking sunrise views. The bright open floor plan layout with high ceilings caters to those who want to take in the wonderful views from most windows. The kitchen has a crescent shaped island with granite countertops and stainless steel appliances. A tile great room has a propane gas fireplace for those cool nights. Two bedrooms are located on the main level and full bathroom also there is office space. Next to the cottage is parking for 2 vehicles in tatum and plenty visitor parking on a first come first serve basis.

Please no drive-by viewings due to the gate control access and unique drive. All buyers will need to be escorted by the owner which will require scheduling an appointment. Strict controlled access is required to ensure a smooth experience.

Built in 2008

Essential Information

MLS® #	VAPW2092680
Price	\$799,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.00
Year Built	2008

Type	Residential
Sub-Type	Condo, Detached
Style	Colonial, Coastal, Other
Status	Active

Community Information

Address	16254 Neabsco Beach Way
Subdivision	NONE AVAILABLE
City	WOODBIDGE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	22191

Amenities

Amenities	Attic, Entry Lvl BR
Utilities	Electric Available, Propane, Sewer Available, Water Available
Parking	Crushed Stone
View	River, Water, Panoramic, Scenic Vista
Is Waterfront	Yes
Waterfront	River

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Dryer - Electric, Oven/Range-Electric, Refrigerator, Washer
Heating	Heat Pump(s)
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Fiber Cement Siding
Exterior Features	Bump-outs, Exterior Lighting, Other, Patio, Deck(s), Porch-wraparound, Balcony, Private Beach
Lot Description	Backs to Trees, Bulkheaded, No thru street
Roof	Asphalt

Foundation Pilings

School Information

District PRINCE WILLIAM COUNTY PUBLIC SCHOOLS

Additional Information

Date Listed May 5th, 2025

Days on Market 168

Zoning R4

Listing Details

Listing Office Long & Foster Real Estate, Inc.

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