

\$779,000 - 54 Poling Ln, AMISSVILLE

MLS® #VARP2002140

\$779,000

3 Bedroom, 3.50 Bathroom, 2,420 sqft
Residential on 5.69 Acres

AMISSVILLE, AMISSVILLE, VA

NO HOA!! A Charming Rambler with a basement nestled in scenic Rappahannock County, this well maintained 3-bedroom,+ Den,3.5-bath Rambler offers charm and modern comfort on 5.6891 private wooded acres. The custom one and a quarter-story layout features a spacious living room w/ an electric fireplace, dining area, and an inviting kitchen with ample cabinetry with an island and access to a deck. Luxury Vinyl Plank floors run throughout, and natural light fills every room. Upstairs, there is a hip roof bedroom with a full bath. The main level has two bedrooms that share a full bath. The additional primary bedroom has a bathroom with a separate shower , tub, and 2 sinks. A powder room on the main level adds convenience for guests. The walkout basement is ready for your touches. Surrounded by mature trees, creek and open lawn, the property offers the peace and privacy of country living while being just minutes from the charming shops and restaurants of Little Washington, 11.5 miles to Warrenton and backs to a winery. Whether you're looking for a full-time residence or a weekend retreat, this property offers space, flexibility, and the serene beauty of Virginia's Piedmont.

Built in 2021

Essential Information



MLS® #	VARP2002140
Price	\$779,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,420
Acres	5.69
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	54 Poling Ln
Subdivision	AMISSVILLE
City	AMISSVILLE
County	RAPPAHANNOCK-VA
State	VA
Zip Code	20106

Amenities

Amenities	Pantry
Utilities	Electric Available
# of Garages	2
Garages	Garage - Side Entry, Built In, Garage Door Opener
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Dishwasher, Exhaust Fan, Oven-Wall, Refrigerator, Stainless Steel Appliances, Icemaker
Heating	Heat Pump(s)
Cooling	Central A/C, Ceiling Fan(s), Heat Pump(s)
Has Basement	Yes
Basement	Daylight, Full, Full, Rough Bath Plumb, Space For Rooms, Unfinished, Walkout Level
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Flood Lights, Deck(s), Porch(es)
Lot Description	Backs to Trees, Cleared, No thru street, Rural, Stream/creek, Trees/Wooded
Windows	Double Hung
Roof	Composite
Foundation	Block

School Information

District	RAPPAHANNOCK COUNTY PUBLIC SCHOOLS
Elementary	CALL SCHOOL BOARD
Middle	CALL SCHOOL BOARD
High	CALL SCHOOL BOARD

Additional Information

Date Listed	June 16th, 2025
Days on Market	113
Zoning	A

Listing Details

Listing Office	Carter Real Estate, Inc.
----------------	--------------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 26th, 2025 at 3:00am EDT