

\$699,999 - Lot 1a Esmond Ln, COLONIAL BEACH

MLS® #VAWE2008156

\$699,999

4 Bedroom, 2.50 Bathroom, 2,000 sqft
Residential on 0.17 Acres

THE POINT, COLONIAL BEACH, VA

To-Be-Built Gray Construction Home on The Point – Rivah Living with Iconic Views Here™s your opportunity to own a brand new, custom-built 4-bedroom, 2.5-bath home by Gray Construction, thoughtfully designed to capture the essence of life on The Point – Colonial Beach™s most sought-after waterfront neighborhood.

Set on one of the best lots on The Point, this to-be-built home offers flexibility from the ground up, including your choice to orient the home toward Esmond or Bancroft Avenue. Just one block from the public boat ramp, playground, and Dockside Restaurant, and minutes by golf cart to the beach, boardwalk, pier, restaurants, breweries, and boutiques, this location is unbeatable.

Inside, the floor plan includes a main-level primary suite, offering privacy and comfort without sacrificing accessibility. The upper level features versatile living space including a parlor with windows perfectly positioned to showcase sweeping water views.

Step out onto dual upper-level balconies – front and back – where you™ll enjoy Potomac River sunrises and Monroe Bay sunsets from the comfort of your own home. Whether you™re sipping morning coffee or winding down in the evening, this home is designed to connect you to all that makes Colonial Beach so special.

This is more than a home – it™s a lifestyle. Ride your golf cart to town, launch your boat at the nearby ramp, or simply relax and soak in



the beach town atmosphere from one of your private porches.
Still time to select finishes and make it your own. Experience craftsmanship, small-town charm, and waterfront beauty all in one place.

Essential Information

MLS® #	VAWE2008156
Price	\$699,999
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,000
Acres	0.17
Type	Residential
Sub-Type	Detached
Style	Traditional, Bilevel
Status	Active

Community Information

Address	Lot 1a Esmond Ln
Subdivision	THE POINT
City	COLONIAL BEACH
County	WESTMORELAND-VA
State	VA
Zip Code	22443

Interior

Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Foundation	Crawl Space

School Information

District COLONIAL BEACH PUBLIC

Additional Information

Date Listed February 3rd, 2025
Days on Market 261
Zoning RESIDENTIAL

Listing Details

Listing Office Coldwell Banker Elite



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