

\$489,000 - Lot 59 Federalist Way, MONTROSS

MLS® #VAWE2009012

\$489,000

3 Bedroom, 2.00 Bathroom, 2,728 sqft

Residential on 0.94 Acres

STRATFORD HARBOUR, MONTROSS, VA

Your dreams can come true this year in the brand new, easy care ranch on a finished -full walk out basement! Expected completion end of August.

Bright, open floor plan with 2 car garage! Enjoy the waterfront and water access amenities of Stratford Harbour which include a Clubhouse with pool on the Potomac River. Imagine having friends and family together in this vacation like atmosphere every day! Lot is cleared, foundation is in and ready to start framing on this luxurious one level living home on full finished walk out basement! Tot lot, tennis courts and a marina are all yours to enjoy!

Private beach on the lake for fishing, boating and swimming. Sharks Tooth Beach is an adventure on the Potomac where you actually hunt for shark's teeth, sun bath and cook out or enjoy a picnic. This life style can be yours at a very affordable costs with room for expansive living, home office, hobby room, rec room, etc. on the lower level, full bath - the walk-out basement! Something you don't find often in Westmoreland County!

Just down the road from Stratford Hall, Westmoreland State Park, Wineries, Breweries, Art Walks, Antique Shops and Farmers Markets. Enjoy historic, beautiful Westmoreland County.

The same floor plan is being built next door with a different elevation if you are looking for a family compound a home close to friends!



Built in 2025

Essential Information

MLS® #	VAWE2009012
Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,728
Acres	0.94
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	Lot 59 Federalist Way
Subdivision	STRATFORD HARBOUR
City	MONTROSS
County	WESTMORELAND-VA
State	VA
Zip Code	22520

Amenities

Amenities	Master Bath(s), Upgraded Countertops, Walk-in Closet(s)
Parking	Paved Parking
# of Garages	2
Garages	Garage - Front Entry
View	Garden/Lawn, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Oven/Range-Electric, Refrigerator
Heating	Central
Cooling	Heat Pump(s)
Has Basement	Yes
Basement	Walkout Level

# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Gutter System, Sidewalks, Deck(s), Porch(es)
Lot Description	Backs to Trees, Front Yard, Landscaping, No thru street, Partly Wooded
Windows	Energy Efficient
Foundation	Concrete Perimeter

School Information

District	WESTMORELAND COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	August 1st, 2025
Days on Market	84
Zoning	RESIDENTIAL

Listing Details

Listing Office	Samson Properties
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