

\$285,000 - 45 Jaws Ct, MONTROSS

MLS® #VAWE2009292

\$285,000

3 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 0.46 Acres

CABIN POINT, MONTROSS, VA

Price Drop!! Motivated seller !! This home is eligible for Rural Development financing 100%.

Also eligible for down payment assistance, grants for down payment or Closing costs assistance depending on loan type through Virginia Housing. Free appraisal if using seller's preferred lender (Mac Church with Atlantic Coast Mortgage). Tucked at the end of a quiet cul-de-sac in the charming waterfront community of Cabin Point, this beautifully upgraded 3-bedroom, 2-bath home invites you to slow down and savor the good life. Set on nearly half an acre, it offers the ideal blend of privacy and neighborhood charm—just under two hours from the hustle of D.C. or Richmond.

Step inside and you'll immediately notice the thoughtful attention to detail. Luxury vinyl plank flooring flows through the main living spaces, while plush upgraded carpet adds warmth to the bedrooms. The kitchen features granite countertops, stainless steel appliances, and a layout designed for both everyday comfort and entertaining.

Modern touches like recessed lighting and ceiling fans enhance the ambiance, while custom additions—including a built-in bookcase in the third bedroom and a hall tree with extra storage—maximize both style and function. The bathrooms are finished with timeless tile, and the laundry room has been upgraded with additional shelving for



convenience.

Outside, an extra-large extended driveway offers ample parking 6-7 Vehicles for friends and family—perfect for gatherings big or small. Located on almost 1/2 acre. This is a must see!!

This is more than just a home—it’s a lifestyle, nestled in a community that offers beaches, a pool, tennis courts, a boat ramp, and a welcoming clubhouse. Come experience all that Cabin Point has to offer. This property has within walking distance within one of the 3 beaches.

Built in 2023

Essential Information

MLS® #	VAWE2009292
Price	\$285,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	0.46
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	45 Jaws Ct
Subdivision	CABIN POINT
City	MONTROSS
County	WESTMORELAND-VA
State	VA
Zip Code	22520

Amenities

Amenities	Attic, CeilingFan(s), Entry Lvl BR, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s)
Utilities	Electric Available, Cable TV, Sewer Available, Water Available
Parking	Gravel Driveway
View	Trees/Woods
Has Pool	Yes

Interior

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

Exterior

Exterior	Block, Concrete/Block, Vinyl Siding
Exterior Features	Deck(s), Porch(es)
Lot Description	Backs to Trees, Cul-de-sac
Windows	ENERGY STAR Qualified, Vinyl Clad
Roof	Architectural Shingle
Foundation	Crawl Space

School Information

District	WESTMORELAND COUNTY PUBLIC SCHOOLS
Elementary	COPLE
Middle	MONTROSS
High	WASHINGTON & LEE

Additional Information

Date Listed	July 10th, 2025
Days on Market	104
Zoning	R1

Listing Details

Listing Office	Samson Properties
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