

\$779,900 - 222 Shore Dr, COLONIAL BEACH

MLS® #VAWE2009742

\$779,900

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.17 Acres

POTOMAC SHORES, COLONIAL BEACH, VA

WATERFRONT COTTAGE with PRIVATE BEACH on the POTOMAC – \$779,900 -222 Shore Drive, Colonial Beach, VA.

Wake up to panoramic Potomac River views and your very own sandy beach in this beautifully updated 3-bedroom, 2-bath, 1,280 sq ft cottage just 90 minutes from Washington, DC and 60 minutes from Fredericksburg. The heart of the home is the open-concept living room and kitchen, where cathedral ceilings, walls of windows, and stunning wide-water views create a space that feels light, airy, and welcoming. Enjoy quiet mornings or evenings by the gas fireplace or host friends with the river as your backdrop. Key Features: Private beach for swimming, kayaking & relaxing Deck with unobstructed water views Updated kitchen with stainless steel appliances, quartz countertops & modern cabinetry Two fully renovated bathrooms with marble-style finishes Three comfortable bedrooms, including a versatile bonus room for guests or home office. Entire home is fitted with luxury vinyl plank flooring perfect for beach living. Newer windows, roof & AC for peace of mind Encapsulated crawl space for efficiency Utility room with full-size washer/dryer Ceiling fans throughout + two outdoor sheds for extra storage Outdoor Living: Dine al fresco on the deck, unwind in the sun, or watch swans drift by at sunrise – the perfect waterfront lifestyle, right from your backyard. Investment Potential: With a proven seasonal



rental history, this home doubles as a serene retreat and an excellent income opportunity. Whether you’re searching for a weekend getaway, full-time waterfront living, or a smart investment, 222 Shore Drive offers it al

Built in 1970

Essential Information

MLS® #	VAWE2009742
Price	\$779,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	0.17
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Cottage
Status	Active

Community Information

Address	222 Shore Dr
Subdivision	POTOMAC SHORES
City	COLONIAL BEACH
County	WESTMORELAND-VA
State	VA
Zip Code	22443

Amenities

Amenities	Attic, Built-Ins, CeilngFan(s), Entry Lvl BR, Pantry, Upgraded Countertops, Walk-in Closet(s), Stall Shower
View	River, Scenic Vista
Is Waterfront	Yes
Waterfront	River

Interior

Interior Features	Floor Plan-Open
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Appliances	Built-In Microwave, Dishwasher, Dryer - Electric, Dryer-front loading, Dual Flush Toilets, ENERGY STAR Clothes Washer, ENERGY STAR Dishwasher, ENERGY STAR Freezer, ENERGY STAR Refrigerator, Oven-Self Cleaning, Oven/Range-Gas, Stainless Steel Appliances, Washer-front loading, Washer/Dryer Stacked
Heating	Heat Pump(s)
Cooling	Central A/C, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s), Fireplace - Glass Doors
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	BBQ Grill, Exterior Lighting, Outside Shower, Private Beach, Deck(s), Fenced-Rear, Picket Fence
Lot Description	Rear Yard
Windows	Vinyl Clad, Insulated
Foundation	Other

School Information

District	WESTMORELAND COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 12th, 2025
Days on Market	47
Zoning	RESIDENTIAL

Listing Details

Listing Office	Homes By Owner, Inc.
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Listing information last updated on October 28th, 2025 at 9:15pm EDT