

\$329,000 - 197 Holly Way, COLONIAL BEACH

MLS® #VAWE2009874

\$329,000

3 Bedroom, 2.00 Bathroom, 1,436 sqft

Residential on 0.31 Acres

PLACID BAY ESTATES, COLONIAL BEACH,
VA

GREAT LOCATION WITH 60' OF WATER FRONT ON LAKE PETITE!!(Small Lake)
Under Construction now and should be Ready to move in 30-60 days Only 35 Minutes to Dahlgren ,35 Minutes to Bowling Green and A.P. Hill and under a Hour of Driving toFredericksburg. Easy access to Maryland via Harry Nice Bridge Located in the boating community of PlacidBay Estates a Friendly Golf Cart Community with/optional Civic Association Membership 1436 SQF 3Bedrooms and 2 Bathrooms ,12x16 Deck and 13x8 Front Porch .Some of the Upgrades are. Tile Walls inBathrooms ,Luxury Vinyl Planks ,Stainless Steel Appliances Granite or Quarts Counter Top ,RecessedLighting .Voluntary Cicic Association Membership fee includes the use of Boat Ramp, Community Center,Picnic grounds and access to fresh water lakes and a Fishing Pier and Access to Potomac River via Mattox Creek . Listing Agent Related to Seller

Built in 2025

Essential Information

MLS® #	VAWE2009874
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage 1,436
Acres 0.31
Year Built 2025
Type Residential
Sub-Type Detached
Style Rancher
Status Active

Community Information

Address 197 Holly Way
Subdivision PLACID BAY ESTATES
City COLONIAL BEACH
County WESTMORELAND-VA
State VA
Zip Code 22443

Amenities

Amenities Attic, Stall Shower, Tub Shower, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk in Closet(s), Washer/Dryer Hookup
Parking Gravel Driveway
View Lake, Water
Is Waterfront Yes
Waterfront Creek

Interior

Interior Features Floor Plan-Open
Appliances Built-In Microwave, Dishwasher, Refrigerator, Stainless Steel Appliances
Heating Heat Pump(s)
Cooling Central A/C, Ceiling Fan(s), Programmable Thermostat
of Stories 1
Stories 1 Story

Exterior

Exterior Block, Concrete/Block, Vinyl Siding
Exterior Features Flood Lights, Deck(s), Porch(es)
Lot Description Backs to Trees, Fishing Available, Front Yard, Level, Rear Yard
Windows Energy Efficient, ENERGY STAR Qualified, Vinyl Clad



Roof	Architectural Shingle
Foundation	Block

School Information

District	WESTMORELAND COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 12th, 2025
Days on Market	9
Zoning	R2

Listing Details

Listing Office	CENTURY 21 New Millennium
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