

\$120,000 - 246 Monroe Dr, COLONIAL BEACH

MLS® #VAWE2009930

\$120,000

1 Bedroom, 1.00 Bathroom,
Residential on 0.50 Acres

WESTMORELAND SHORES, COLONIAL
BEACH, VA

Endless Potential in Westmoreland Shores!
Discover the opportunity to own two combined
lots totaling 0.5 acres in the sought-after,
water-oriented community of Westmoreland
Shores. Whether youâ€™re an investor
looking for your next project or a buyer ready
to create your ideal getaway, this property
offers tremendous flexibility and value.

One lot features a spacious 30â€™ x 40â€™
detached garageâ€”perfect for a workshop,
boat storage, or future conversionâ€”with a
cozy wood stove already in place. The second
lot includes an older trailer (pre-1976), with
possibilities for renovation, replacement, or
new construction. Public water, on-site septic,
and available utilities make your vision easy to
bring to life.

Enjoy all that Westmoreland Shores has to
offerâ€”a golf cart-friendly neighborhood with
public beaches and optional HOA
membership, granting access to a boat ramp
and clubhouse. Just a 10-minute drive to
Colonial Beach, youâ€™ll have dining,
shopping, and waterfront fun right at your
fingertips.

Bring your creativity and transform this
property into your next investment success or
your perfect coastal retreat!

Built in 1965

Essential Information



MLS® #	VAWE2009930
Price	\$120,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Acres	0.50
Year Built	1965
Type	Residential
Sub-Type	Mobile Pre 1976
Style	Other, Other, Single Wide
Status	Active Under Contract

Community Information

Address	246 Monroe Dr
Subdivision	WESTMORELAND SHORES
City	COLONIAL BEACH
County	WESTMORELAND-VA
State	VA
Zip Code	22443

Amenities

Utilities	Electric Available, Sewer Available, Water Available
Parking	Concrete Driveway
# of Garages	2
Garages	Garage Door Opener, Additional Storage Area, Oversized

Interior

Heating	None
Cooling	None
# of Stories	1
Stories	1 Story

Exterior

Exterior	Alum/Steel Siding
Lot Description	Additional Lot(s)

School Information

District	WESTMORELAND COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 8th, 2025
Days on Market	5
Zoning	RESIDENTIAL

Listing Details

Listing Office	Coldwell Banker Elite
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