

\$685,000 - 76 Katie Ln, MIDDLETOWN

MLS® #VAWR2012638

\$685,000

6 Bedroom, 3.50 Bathroom, 3,888 sqft
Residential on 1.02 Acres

PINELAND PARK, MIDDLETOWN, VA

Beautiful Stone Front Colonial in Sought-After
Pineland Park

3,887 total finished square feet offering 6 bedrooms and 3.5 baths on a 1-acre lot. Located in the desirable Pineland Park neighborhood of Warren County, ideal for commuting via I-66 and I-81. Minutes to golf, wineries, hiking, shopping, and downtown Front Royal.

The Jefferson III model by H & H Builders features a stone front exterior, wide trim, interior columns, and 9-ft ceilings. Main level includes hardwood floors throughout, a formal living room, and a formal dining room with chair rail and box ceiling detail. Spacious family room with corner gas fireplace opens to the kitchen with abundant cabinetry, countertop space, and breakfast area. Covered wrap-around front porch and rear covered porch provide great outdoor living spaces.

Upper level offers hardwood hallway floors and new carpet in bedrooms. Primary suite includes vinyl plank flooring, tiled bath with soaking tub, separate shower, and walk-in closet. Three additional bedrooms and upper-level laundry for added convenience.

Fully finished walk-out basement features tile flooring, kitchenette/wet bar, family room, two bedrooms, full bath, and ample



storage—perfect in-law or guest suite.

New AC units; furnace less than 5 years old.
2-car front-load garage with concrete driveway
and plenty of off-street parking. Over 1 acre of
open yard to enjoy.

Built in 2006

Essential Information

MLS® #	VAWR2012638
Price	\$685,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,888
Acres	1.02
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Coming Soon

Community Information

Address	76 Katie Ln
Subdivision	PINELAND PARK
City	MIDDLETOWN
County	WARREN-VA
State	VA
Zip Code	22645

Amenities

Amenities	Master Bath(s), Wood Floors, Wpool Jets, Soaking Tub, Carpet, CeilingFan(s), Chair Railing, Formal/Separate Dining Room, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar
Parking	Concrete Driveway
# of Garages	2
Garages	Garage Door Opener, Garage - Front Entry, Inside Access

Interior

Interior Features	Floor Plan-Traditional
Appliances	Cooktop, Dishwasher, Dryer, Oven-Double, Refrigerator, Washer, Water Conditioner
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Daylight, Partial, Connecting Stairway, Fully Finished, Rear Entrance, Walkout Stairs, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Sidewalks, Porch(es), Deck(s), Porch-wraparound
Lot Description	Landscaping, Level, Lot Premium, Backs to Trees
Roof	Shingle
Foundation	Permanent

School Information

District	WARREN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 25th, 2025
Zoning	R

Listing Details

Listing Office	RE/MAX Real Estate Connections
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