0.23-Acre Homesite in the Lake Caroline Community – Caroline County, VA
300 Union Dr
Ruther Glen, VA 22546

$24,900
0.23± Acres
Caroline County







MORE INFO ONLINE:

https://americas.land/

0.23-Acre Homesite in the Lake Caroline Community – Caroline County, VA
Ruther Glen, VA / Caroline County

SUMMARY

Address
300 Union Dr

City, State Zip
Ruther Glen, VA 22546

County
Caroline County

Type
Undeveloped Land

Latitude / Longitude
37.9966 / -77.52775

Taxes (Annually)
$26

Acreage
0.23

Price
$24,900

Property Website
americas.land







PROPERTY DESCRIPTION

Located at 300 Union Dr in the established Lake Caroline subdivision of Caroline County, Virginia, this 0.23-acre lot offers a straightforward entry point into one of the region's amenity-oriented lake communities. The parcel carries approximately 75 feet of frontage along Union Dr, a paved subdivision street, giving it direct, easy road access.

PROPERTY HIGHLIGHTS:
- 0.23 acres within the Lake Caroline subdivision, Caroline County, VA
- Approximately 75 feet of frontage along Union Dr
- Elevation of approximately 300 ft
- Located within the Lake Caroline Property Owners Association (LCPOA); annual HOA dues apply, and buyers should confirm current amounts and community rules directly with the HOA office (75 Saratoga Cove, Ruther Glen, VA 22546, 804-448-3400)
- Modest annual property taxes, keeping holding costs low
- This parcel is under 2 acres; specific FEMA flood zone designation was not independently reverified this run and should be confirmed with the county or a flood certification before closing
- Water, sewer, and buildability details are not documented in our file for this specific lot; buyers should verify well/septic or public utility availability, and any perc/soil requirements, directly with Caroline County and the LCPOA
- Zoning is governed by Caroline County and the Lake Caroline subdivision's own covenants; buyers should confirm setback and building requirements with the county before purchase

Lake Caroline is known as a private, amenity-oriented lake community built around a large lake, with community amenities that have historically included swimming, fishing, boating, and a clubhouse — buyers should verify current amenity access and any additional fees directly with the LCPOA, as availability and offerings can change over time. The lot sits within easy reach of Bowling Green and Ruther Glen for everyday shopping and services, with Richmond, VA within a reasonable drive for expanded shopping, dining, and healthcare.

Whether you're looking to build a getaway near the water or simply want to own a small, low-maintenance parcel inside an established HOA community, this Lake Caroline lot offers a low-cost way in. Buyers should independently verify zoning, utility availability, HOA requirements, and flood zone status with Caroline County and the LCPOA before closing.

Link To Google Map Directions:
https://www.google.com/maps/place/37%C2%B059'47.8%22N+77%C2%B031'39.9%22W/@37.9966042,-77.5303249,888m/data=!3m2!1e77.52775?authuser=0&entry=ttu&g_ep=EgoyMDI2MDgzMC4wIKXMDSoASAFQAw%3D%3D

County GIS Website Link: https://parcelviewer.geodecisions.com/Caroline/

Link to Map of Property: https://id.land/maps/1671d5493379c24d18b30740f6dd9520/share

Address: 300 Union Dr, Ruther Glen, VA, 22546
County: Caroline
Acres: 0.23 Acres (Raw Land)
Coordinates: 37.9966, -77.52775
Parcel #: 67A2-1-775
Yearly Estimated Taxes: $26
Elevation: 312 FT
Property Dimensions: 79.58 FT X 133.22 FT X 39.98 FT X 39.31 FT X 129.29 FT
Zoning: Residential District (R-1), Low Density
County Planning and zoning phone #: 804-633-4303
Link to zoning info on county website: https://co.caroline.va.us/266/Planning-Building-Department
Does this property have an HOA?: Yes
Does this property have a survey?:
Elementary school: Lewis & Clark Elementary
Middle school: Caroline Middle School

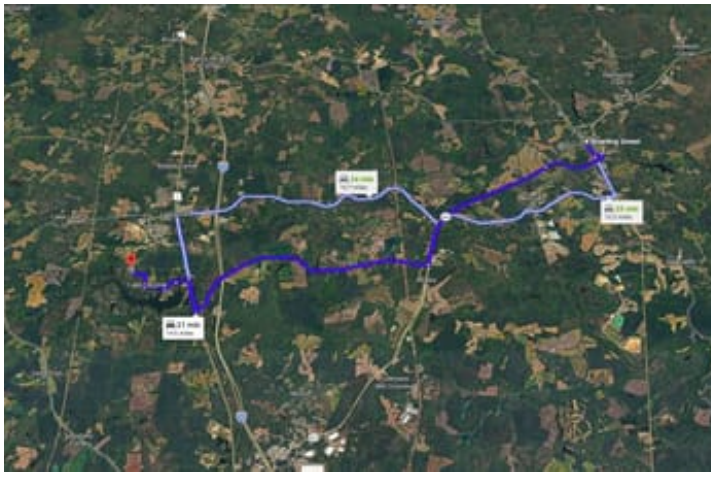
High school: Caroline High School
Phone # for electric company: Dominion Energy (866) 366-4357 / Rappahannock Electric Cooperative (800) 552-3904
Legal Description: Lake Caroline Lot 775
Property ID: VA-Caroline-0.23-CH-2026





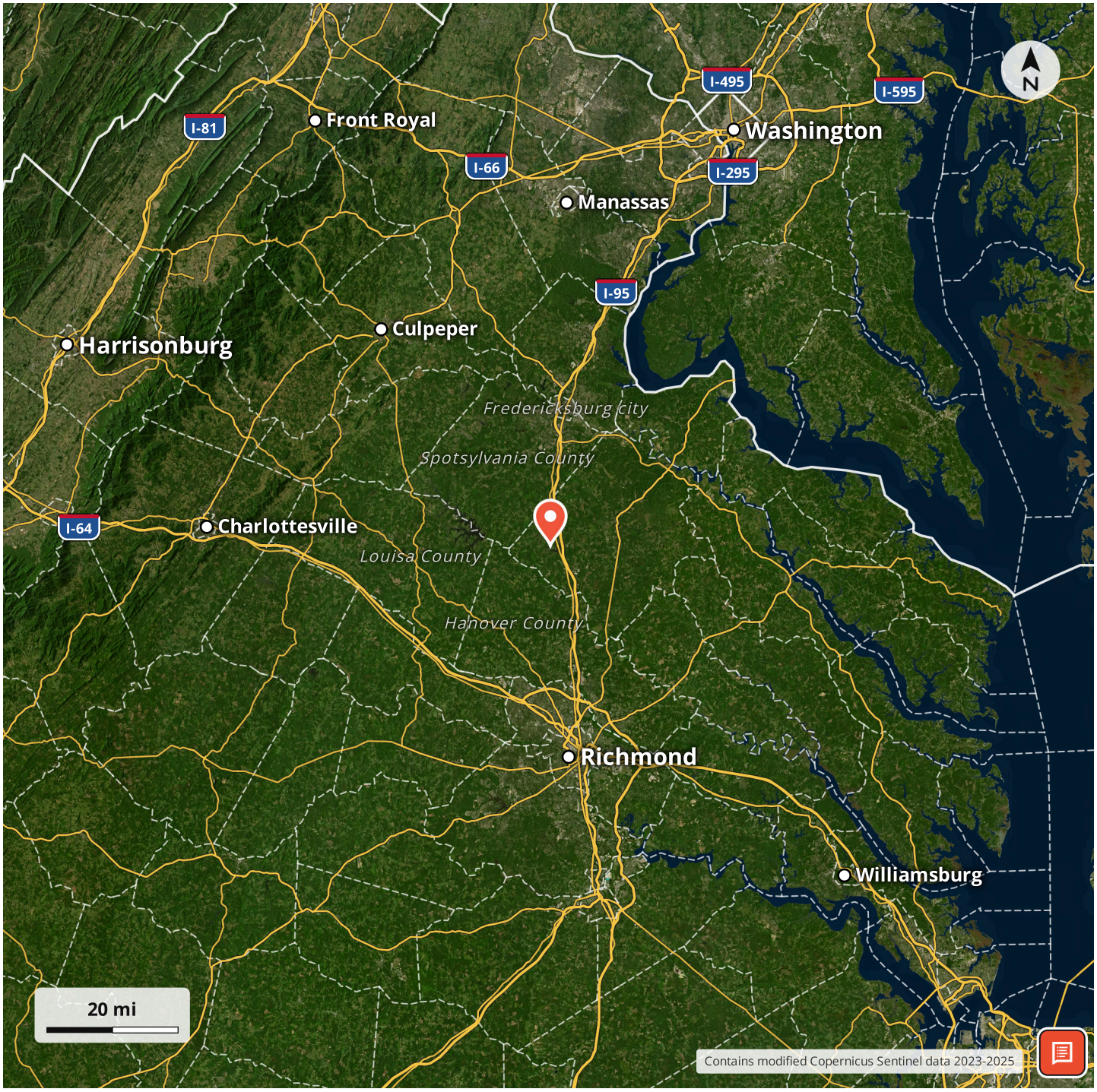








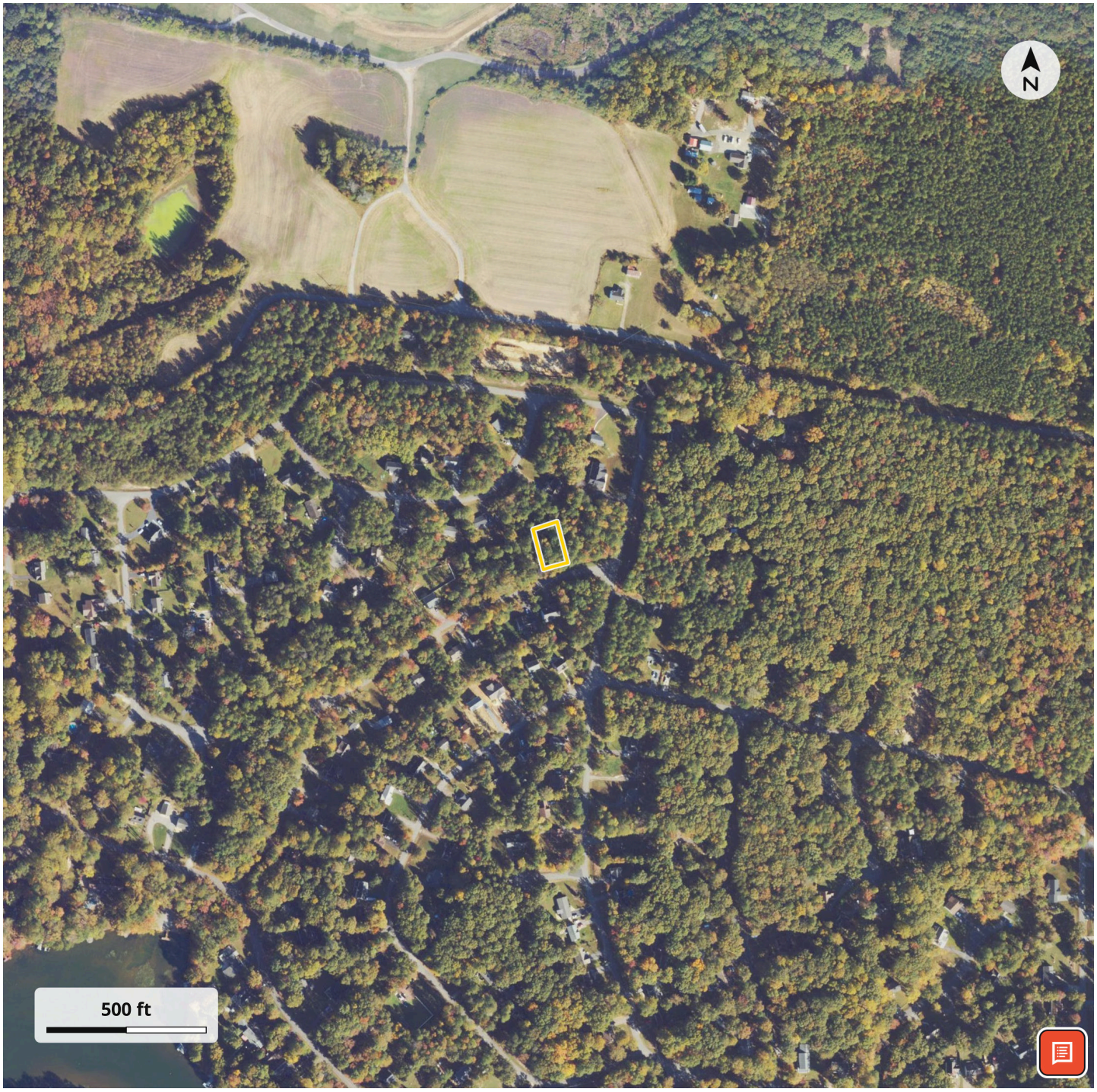
Regional Map



Locator Map


N
Carlyle St
CCC Rd
Union Dr
Yorktown Dr
Cherry Ln
Burr Dr
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Luke Harris

Mobile
(540) 613-5405

Email
lharris@americas.land

City / State / Zip
Richmond, VA 23220

NOTES

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