

# \$679,900 - 20294 Beaver Creek Ct, LIGNUM

MLS® #VACU2006852

**\$679,900**

3 Bedroom, 2.50 Bathroom, 2,112 sqft

Residential on 10.00 Acres

NONE AVAILABLE, LIGNUM, VA

CONSTRUCTION ALMOST COMPLETE!

-BRANDY MODEL - Lot 2 -Beautiful, secluded 10 acre lot. Mostly wooded. Home is surrounded by mature trees. Features Beautiful LVP Flooring throughout the main and upper level, upgraded light fixtures, Stone fireplace in living room, granite counter tops and stainless steel appliances in the kitchen, bright spacious breakfast area, separate formal dining room, large laundry room on the main level. Full unfinished walkout level basement and a 2-car attached garage. Call for more information. Great location for Fredericksburg commuters. Note: Some listing photos are virtually staged photos.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | VACU2006852 |
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,112       |
| Acres          | 10.00       |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Colonial    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20294 Beaver Creek Ct |
| Subdivision | NONE AVAILABLE        |
| City        | LIGNUM                |
| County      | CULPEPER-VA           |
| State       | VA                    |
| Zip Code    | 22726                 |

### Amenities

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | CeilingFan(s), Formal/Separate Dining Room, Upgraded Countertops, Stall Shower, Soaking Tub, Master Bath(s), Walk-in Closet(s), Washer/Dryer Hookup |
| Parking      | Gravel Driveway                                                                                                                                     |
| # of Garages | 2                                                                                                                                                   |
| Garages      | Garage Door Opener, Garage - Front Entry                                                                                                            |
| View         | Trees/Woods                                                                                                                                         |

### Interior

|                 |                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Microwave, Dishwasher, Icemaker, Refrigerator, Stove, Stainless Steel Appliances       |
| Heating         | Heat Pump(s)                                                                                    |
| Cooling         | Ceiling Fan(s), Central A/C                                                                     |
| Has Basement    | Yes                                                                                             |
| Basement        | Interior Access, Outside Entrance, Heated, Walkout Level, Windows, Unfinished, Rough Bath Plumb |
| Fireplace       | Yes                                                                                             |
| # of Fireplaces | 1                                                                                               |
| Fireplaces      | Mantel(s), Stone                                                                                |
| # of Stories    | 3                                                                                               |
| Stories         | 3                                                                                               |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Vinyl Siding          |
| Exterior Features | Porch(es)             |
| Lot Description   | Trees/Wooded          |
| Windows           | Double Hung, Low-E    |
| Roof              | Architectural Shingle |

Foundation                      Permanent

**School Information**

District                      CULPEPER COUNTY PUBLIC SCHOOLS  
Elementary                      PEARL SAMPLE  
Middle                      FLOYD T. BINNS  
High                      EASTERN VIEW

**Additional Information**

Date Listed                      January 8th, 2024  
Days on Market                      653  
Zoning                      A1

**Listing Details**

Listing Office                      CENTURY 21 New Millennium

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