

\$949,900 - 31260 Eleys Ford Rd, FREDERICKSBURG

MLS® #VACU2011040

\$949,900

3 Bedroom, 3.50 Bathroom, 4,807 sqft

Residential on 5.44 Acres

NONE AVAILABLE, FREDERICKSBURG, VA

Remarkable one owner Custom designed and built Cape Cod home on over 5 acres just over the Spotsylvania County line in Culpeper County. Endless possibilities on this A1 Agricultural Zoned property that has THREE 50x30 pole barns with electricity (2 also have water) , a pond, extensive parking, a 4,000 SF home with a walk out lower level for a perfect office/home base set up. The home boasts a main level primary suite, soaring 2 story living room off of the kitchen, an almost 1,900 Sf lower level with a kitchenette and Full bathroom. The upper level has a full bath, bedroom and a second flex room over the garage that could be used as a 3rd bedroom. There is also a large open area for a playroom, craft room or library. Other amenities outside include a side load 2 car garage, small shed with a fenced dog run area, extensive hardscape and a landscapers dream yard. A small stream fed pond is on the back part of the property. The back yard is fully fenced. A wide driveway with a circular drive allows for plenty of parking for any size vehicles. Who doesn't want a whole house generator, on demand hot water at the Primary bathroom sinks, a ThermoSpas Park Avenue hot tub, a Sunlighten infrared sauna, an awning for the back patio, a built in fire pit on the back lower patio, a potential wine cellar room in the lower level, and a 10 foot ladder just to name a few of the amenities that come with this fabulous home. While it isn't currently set up for horses, they are allowed. There have been horses on



the property before. A good portion of the property has fencing from when there were horses! One of the pole barns was a stable. Create and design your own dream and vision on this incredible property. Outdoor enthusiasts can enjoy river access to the Rapidan, fishing access at the Hunting run Reservoir and hiking trails at the Chancellorsville Battlefield Park, all within 6 miles of the property.

Built in 2007

Essential Information

MLS® #	VACU2011040
Price	\$949,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,807
Acres	5.44
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Active

Community Information

Address	31260 Eleys Ford Rd
Subdivision	NONE AVAILABLE
City	FREDERICKSBURG
County	CULPEPER-VA
State	VA
Zip Code	22407

Amenities

Amenities	Bathroom - Walk-In Shower, CeilingFan(s), Entry Lvl BR, Formal/Separate Dining Room, Master Bath(s), Walk-in Closet(s), Water Treat System, Shades/Blinds, Wood Floors, Pantry
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Parking	Gravel Driveway
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Cooktop, Dishwasher, Dryer, Extra Refrg/Frz, Icemaker, Oven-Wall, Refrigerator, Washer, Washer-front loading, Dryer-front loading, Water Conditioner, Water Dispenser
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Connecting Stairway, Full, Fully Finished, Side Entrance, Walkout Level, Interior Access
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Extensive Hardscape, Exterior Lighting, Awning(s), Hot Tub, Kennels, Outbuilding Apartment, Satellite Dish, Secure Storage, Stone Retaining Walls, Gutter System, Porch(es), Patio, Fenced-Rear, Fenced-Partially, Aluminum
Lot Description	Backs to Trees, Front Yard, Landscaping, Not In Development, Partly Wooded, Pond, Rear Yard
Foundation	Concrete Perimeter

School Information

District	CULPEPER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	July 18th, 2025
Days on Market	101
Zoning	A1

Listing Details

Listing Office	Lando Massey Real Estate
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