

# \$299,900 - 8060 James Monroe Hwy, CULPEPER

MLS® #VACU2011428

**\$299,900**

2 Bedroom, 1.00 Bathroom, 1,044 sqft  
Residential on 2.00 Acres

NONE AVAILABLE, CULPEPER, VA

Reduced! Quick closing on this charming ranch recently renovated in the heart of Culpeper, Virginia. Boasting 2 bedrooms, 1 bath, and an additional office/guest room space, this cozy home is perfect for first-time buyers or downsizers alike. Step inside to discover renovated, gleaming hardwood floors throughout, complemented by fresh new paint and new energy-efficient windows that fill the home with natural light. The spacious 2-acre lot is zoned RA (includes ALL principle uses under A1 zoning) and offers plenty of room for outdoor activities and gardening. Conveniently located with easy access to nearby amenities, this home also features a garden shed and attic storage for all your extra belongings and includes a washer/dryer for added convenience. Xfinity website indicates presence at property; contact Xfinity to confirm. Don't miss out on this affordability opportunity – schedule your showing today!

Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | VACU2011428 |
| Price          | \$299,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,044       |
| Acres          | 2.00        |



|            |                       |
|------------|-----------------------|
| Year Built | 1959                  |
| Type       | Residential           |
| Sub-Type   | Detached              |
| Style      | Rancher               |
| Status     | Active Under Contract |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 8060 James Monroe Hwy |
| Subdivision | NONE AVAILABLE        |
| City        | CULPEPER              |
| County      | CULPEPER-VA           |
| State       | VA                    |
| Zip Code    | 22701                 |

### **Amenities**

|           |                           |
|-----------|---------------------------|
| Amenities | Entry Lvl BR, Wood Floors |
| Utilities | Above Ground              |
| View      | Mountain, Pasture         |

### **Interior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Floor Plan-Traditional                           |
| Appliances        | Dryer, Oven/Range-Electric, Refrigerator, Washer |
| Heating           | Heat Pump - Electric BackUp                      |
| Cooling           | Central A/C, Heat Pump(s)                        |
| # of Stories      | 1                                                |
| Stories           | 1 Story                                          |

### **Exterior**

|                 |                                  |
|-----------------|----------------------------------|
| Exterior        | Vinyl Siding                     |
| Lot Description | Level                            |
| Windows         | Screens, Vinyl Clad, Double Pane |
| Foundation      | Block                            |

### **School Information**

|            |                                |
|------------|--------------------------------|
| District   | CULPEPER COUNTY PUBLIC SCHOOLS |
| Elementary | CALL SCHOOL BOARD              |
| Middle     | CALL SCHOOL BOARD              |
| High       | CALL SCHOOL BOARD              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 33                |
| Zoning         | RA                |

## **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | EXP Realty, LLC |
|----------------|-----------------|

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Listing information last updated on October 26th, 2025 at 9:15am EDT