

\$925,000 - 613 Kenmore Ave, FREDERICKSBURG

MLS® #VAFB2008964

\$925,000

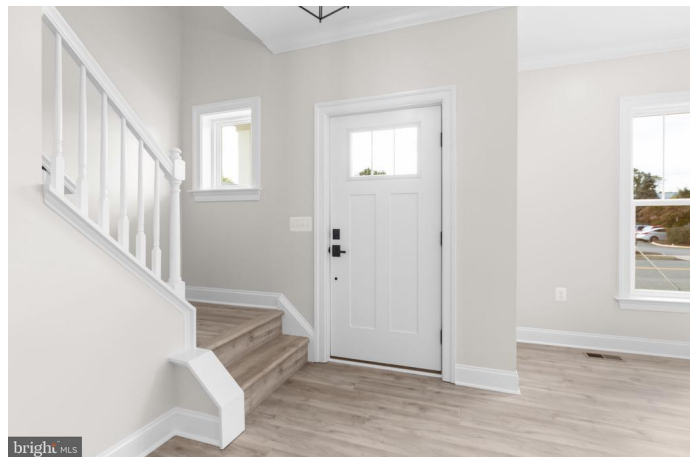
4 Bedroom, 3.50 Bathroom, 2,920 sqft

Residential on 0.11 Acres

FREDERICKSBURG
FREDERICKSBURG, VA

CITY,

Discover the perfect blend of modern luxury and downtown convenience in this stunning brand-new 4-bedroom, 3.5-bath home by local builder Mersiovsky Construction. Situated on a desirable corner lot, this residence offers thoughtful design details, upscale finishes, and rare off-street parking with a 1-car garage. Step inside to find luxury vinyl plank flooring and crown molding throughout, paired with an abundance of natural light that fills every room. The main-level bedroom with en suite bath is perfect for guests or multi-generational living. The heart of the home is the gourmet kitchen, featuring upgraded GE Café® stainless steel appliances, a 6-burner gas range, granite countertops, a stylish tiled backsplash, and a spacious island with seating—designed for both functionality and elegance. Upstairs, a versatile loft area serves as a possible second living room, offering flexible space for relaxing, entertaining, or working from home. The primary suite is a true retreat, boasting a tray ceiling, dual walk-in closets, and a spa-like en suite with a soaking tub, walk-in shower, and dual vanity. This home showcases exceptional attention to detail, including a conditioned crawl space, a fully insulated garage with EV outlet, and quality craftsmanship throughout. Additional bedrooms are generously sized, offering comfort and privacy for family or guests. All of this, just steps from the vibrant shops, dining, and charm of downtown Fredericksburg, with the commuter train



station only blocks away for an easy trip to Northern Virginia or D.C.

Built in 2025

Essential Information

MLS® #	VAFB2008964
Price	\$925,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,920
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	613 Kenmore Ave
Subdivision	FREDERICKSBURG CITY
City	FREDERICKSBURG
County	FREDERICKSBURG CITY-VA
State	VA
Zip Code	22401

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, CeilngFan(s), Crown Molding, Entry Lvl BR, Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s)
Utilities	Under Ground
Parking	Concrete Driveway
# of Garages	1
Garages	Garage - Side Entry, Garage Door Opener, Oversized

Interior

Interior Features	Floor Plan-Open
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Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Refrigerator, Stainless Steel Appliances, Six burner stove
Heating	Forced Air, Heat Pump(s)
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank
Lot Description	Corner Lot
Roof	Architectural Shingle, Metal
Foundation	Crawl Space, Block

School Information

District	FREDERICKSBURG CITY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 19th, 2025
Days on Market	32
Zoning	CD

Listing Details

Listing Office	Lando Massey Real Estate
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