

\$599,900 - 1617 Sunken Rd, FREDERICKSBURG

MLS® #VAFB2009022

\$599,900

3 Bedroom, 2.00 Bathroom, 2,205 sqft

Residential on 0.29 Acres

BELOW THE COLLEGE,
FREDERICKSBURG, VA

This wonderful brick Cape Cod located below the college is set on a beautiful lot filled with possibilities and room to grow. The beautiful hardwood flooring in the Foyer is carried through much of the home, as are classic built-ins including bookcases in the formal Living Room plus two corner cabinets in the formal Dining Room. The Living Room has a gas log fireplace with mantel and opens to a cozy enclosed porch that evokes a quintessential European "snug" vibe. The Kitchen has been updated with quartz countertops atop the vintage wood cabinetry. Plus there is a wonderful screened porch with access both from the enclosed porch and back door at the Kitchen. A first floor full bath has a walk-in shower. Upstairs, the landing and three nicely-sized bedrooms have a good amount of storage for an older home. The Primary Bedroom has access to the upper level tiled full bath that was updated in 2022. The main level formal areas have plantation shutters on the lower window sashes. The basement has been improved with a Recreation Area with faux fireplace with mantel. The utility area has gas furnace which replaced the oil furnace a few years ago, plus water heater and washer/dryer closet. Upstairs, there is a heat pump for cooling in warmer months. The main level has a electric mini-split in the enclosed porch off the Living Room that also helps keep the main level cool in the warm months. The unused oil



tank was removed by Pollard Environmental in 2025; see Documents. New gutters were installed in 2025, as well. There is both off-street and on-street parking plus a spacious backyard with two smaller sheds for additional storage, both being sold "as-is." All appliances are functional and being sold "as-is." So much charm and so many possibilities, all in one fabulous home within walking distance to the university and all of the downtown amenities. See this one soon!

Built in 1949

Essential Information

MLS® #	VAFB2009022
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,205
Acres	0.29
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Active Under Contract

Community Information

Address	1617 Sunken Rd
Subdivision	BELOW THE COLLEGE
City	FREDERICKSBURG
County	FREDERICKSBURG CITY-VA
State	VA
Zip Code	22401

Amenities

Amenities	Tub Shower, Stall Shower, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Shades/Blinds, Wood Floors
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Interior

Interior Features	Floor Plan-Traditional
Appliances	Dryer, Oven/Range-Electric, Refrigerator, Dishwasher, Water Heater
Heating	Radiator
Cooling	Ceiling Fan(s), Ductless/Mini-Split, Heat Pump(s)
Has Basement	Yes
Basement	Connecting Stairway, Partially Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Vinyl Siding
Lot Description	Level
Windows	Wood Frame
Roof	Slate, Shingle
Foundation	Block

School Information

District	FREDERICKSBURG CITY PUBLIC SCHOOLS
Elementary	HUGH MERCER
Middle	WALKER-GRANT
High	JAMES MONROE

Additional Information

Date Listed	October 5th, 2025
Days on Market	6
Zoning	R4

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on October 26th, 2025 at 1:30pm EDT