

\$625,000 - 1107 Kenmore Ave, FREDERICKSBURG

MLS® #VAFB2009056

\$625,000

4 Bedroom, 1.50 Bathroom, 2,054 sqft

Residential on 0.26 Acres

COLLEGE TERRACE, FREDERICKSBURG,
VA

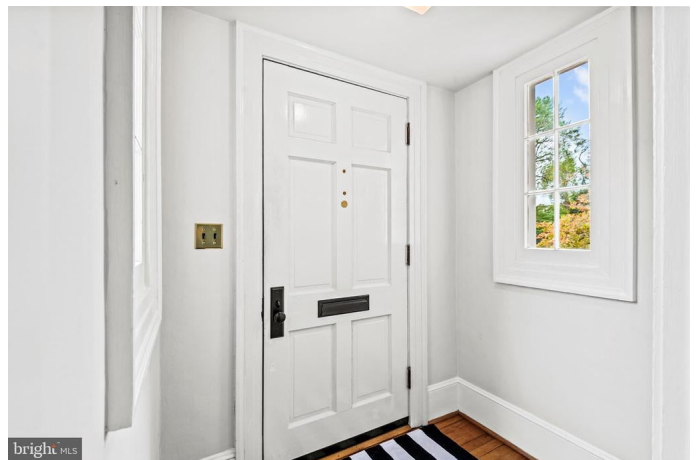
RARE OPPORTUNITY in Fredericksburg's
College Terrace just BLOCKS TO HISTORIC
DOWNTOWN - RESTAURANTS - SHOPPING
and MARY WASHINGTON UNIVERSITY!

This Very Unique Colonial Home built in 1937
is an absolute Charmer and will Amaze you as
you visit and walk through. Entering the home
you will first notice the quaint foyer which will
lead you to the terrific main Living Room,
Dining Room and Kitchen and you will see why
this home is unlike any other.

Appointed with many amenities from Wall
Mounted TVs throughout the home (all
Convey) to Custom Antique Built In Bar and
Wall Fixture in Kitchen and much more.

Cozy yet functional space throughout from
Step Down Den Room off Kitchen - Screened
in Side Porch and Recently Upgraded Custom
Kitchen with Stainless Steel Appliances and
Fixtures. Owners recently added a
STUNNING 3 Season REAR ADDITION
ROOM that includes Custom Media Unit with
Automated Remote Control Hideaway TV and
Furniture (All Convey).

Fantastic deep yard backing to Historic
Cemetery includes Custom Built Cabin
complete with Fireplace, Fan and Windows
and Upgraded Slate Roof in 2023. Climb up
the Stone wall & you are only a minute away



from Downtown! Beautiful Sunsets & Sunrises
Await!

NOTE: Half Bath on Main Level WITH SIDE
BUMP OUT SPACE FOR 2ND FULL BATH
POTENTIAL FOR NEXT OWNER *****

OTHER UPGRADES & FEATURES:

Recently Painted
New whole house dual split HVAC Air
conditioning system
New Radiator Heat Boiler System & Radiator
Covers on Main Floor
New Dining Room Lighting Fixture
Kitchen- New Tin Ceiling Fandelier - New
Cabinets with Under Cab Lighting - New Tile
Flooring & Back splash
All New appliances: Converted to a Gas LG
Range / Oven/Convection installed in 2022
\$20,000+ Studio sized dishwasher, 22+cuft LG
Fridge, Disposal, Sink & Faucet
Pantry Closet at Basement doors provide tons
of storage
Fully encapsulated crawl space under 1/2 of
kitchen cost \$3,000.00 done 2024
Whole house exterior dental molding painted
Black in 2025
Barn doors installed for Both Bathrooms
High Rise Toilet in 1/2 bath 2025 & New
Faucet
New Vanity & Shower Head in Full Bathroom
Upstairs (Storage Cabinet Conveys)

Basement: Storage Galore - Workbench -
Huge Laundry Room with Washer Dryer with
an additional room for Storage
Basement Improvement - Details full perimeter
basement drain system leading to sumps, 3
sump pumps (2 newly installed 2023, cost
\$9,000.00).
Outdoors: Fully fenced with new access gate
at Left Side of Fencing - Barn doors and ramp

added to recently painted Cabin 2024
Upgraded French drain at rear yard to new
piping and connecting to city sewer drainage
at street cost \$10,500.00 in 2024 (also in
2018 \$7000)

Rear Porch/Room Addition:

Fabulous New 22'x16' 3 season
Room Addition featuring Pine plank board
ceilings and James Hardie Plank/Board panel
line the Interior - Easily Convertible to Glass to
allow a 4 Season Room
6+ Electrical outlets with USB chargers -
French doors leading to outdoor space added
in 2022 cost 30,000.00. (Furniture Conveys)
Buckingham Slate Tile roof added to Addition
along with the Rear Property Cabin.

Custom Built Cabin: Fantastic built Cabin on
Rear of Property (Circa 1970's) Complete
with Fireplace, Windows, Fan and Storage
(Slate install Cost \$6,400.)

Convey List: 3 TVs (not the one in family
room). Porch: 7 piece BigJoe Sectional with
Ottoman and Hidden Sony TV in cabinet&
Outdoor Rug
8 month old new Macys living room couch cost
6,000.00, washer dryer, dresser in upstairs
bedroom, 2 IKEA mirrored armoire's and
all furniture in attic

Built in 1937

Essential Information

MLS® #	VAFB2009056
Price	\$625,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	2,054
Acres	0.26
Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	1107 Kenmore Ave
Subdivision	COLLEGE TERRACE
City	FREDERICKSBURG
County	FREDERICKSBURG CITY-VA
State	VA
Zip Code	22401

Amenities

Amenities	Additional Stairway, Attic, Bar, Soaking Tub, Built-Ins, Double/Dual Staircase, Shades/Blinds, Wood Floors, Chair Railing, Crown Molding, Studio, Pantry, Store/Office
Utilities	Cable TV, Electric Available, Natural Gas Available, Phone Available
View	Garden/Lawn, Street

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Six burner stove, Washer, Refrigerator, Icemaker, Freezer, Exhaust Fan
Heating	Radiator
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Connecting Stairway, English, Workshop
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Mantel(s), Screen, Wood
# of Stories	3
Stories	3

Exterior

Exterior	Stone
----------	-------

Exterior Features	Outbuilding Apartment, Secure Storage, Sidewalks, Street Lights, Porch(es), Porch-screened, Fenced-Rear, Vinyl Fence
Lot Description	Landscaping, Rear Yard
Roof	Slate
Foundation	Permanent

School Information

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

Additional Information

Date Listed	October 1st, 2025
Days on Market	28
Zoning	R4

Listing Details

Listing Office	Taylor Properties
----------------	-------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller. Listing information last updated on October 28th, 2025 at 1:16pm EDT