

\$3,200,000 - 1304 Washington Ave, FREDERICKSBURG

MLS® #VAFB2009114

\$3,200,000

6 Bedroom, 5.50 Bathroom, 10,500 sqft

Residential on 0.90 Acres

HISTORIC DISTRICT, FREDERICKSBURG,
VA

A rare opportunity to "Live on the Avenue" in one of downtown Fredericksburg's finest and most distinguished homes. Originally built in 1910 and meticulously rebuilt in 2001, this home blends historic charm with modern convenience.

Inside, grand hallways, soaring ceilings, rich hardwood floors and elegant dentil crown moldings create an immediate feeling of the quality you'll enjoy throughout. The chef's kitchen features a new Forno eight-burner range with double oven (2024), a full refrigerator (2025), and a Subzero two-drawer freezer. The adjacent hearth room, with a cozy fireplace and floor-to-ceiling windows, offers stunning views of downtown and the University of Mary Washington.

Four levels of living space are easily accessible via an elevator. The primary bedroom features a private balcony and spa-like en-suite. Two additional bedrooms have en-suite baths, and a partially finished basement offers entertainment space and storage.

Set on 0.89 acres, the home features lush landscaping and a spacious front porch. Updates include a five-zone HVAC (2024), renovated built-in gutters (2024), exterior paint (2024), and Trex decking (2024). A timeless estate in a prime location—don't miss this rare find.

Built in 1910



Essential Information

MLS® #	VAFB2009114
Price	\$3,200,000
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	10,500
Acres	0.90
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	1304 Washington Ave
Subdivision	HISTORIC DISTRICT
City	FREDERICKSBURG
County	FREDERICKSBURG CITY-VA
State	VA
Zip Code	22401

Amenities

Amenities	Built-Ins, Shades/Blinds, Elevator, Master Bath(s), Wet Bar/Bar, Wood Floors, Wpool Jets, Upgraded Countertops
Has Pool	Yes

Interior

Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range-Gas, Refrigerator, Trash Compactor, Washer
Heating	Forced Air, Zoned
Cooling	Central A/C, Zoned
Has Basement	Yes
Basement	Connecting Stairway, Outside Entrance, Side Entrance, Full, Partially Finished, Walkout Stairs
Fireplace	Yes
# of Fireplaces	9
# of Stories	4

Stories 4

Exterior

Exterior Brick and Siding
Exterior Features Sidewalks, Balcony, Porch(es), Fenced-Rear
Lot Description Bcks-PrklnD, Lot Premium
Roof Slate
Foundation Block

School Information

District FREDERICKSBURG CITY PUBLIC SCHOOLS

Additional Information

Date Listed October 12th, 2025
Days on Market 17
Zoning R-4

Listing Details

Listing Office Coldwell Banker Elite

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