

\$799,900 - 3308 Boathouse Rd, WARRENTON

MLS® #VAFQ2016676

\$799,900

4 Bedroom, 3.50 Bathroom, 3,200 sqft

Residential on 0.13 Acres

BROOKSIDE, WARRENTON, VA

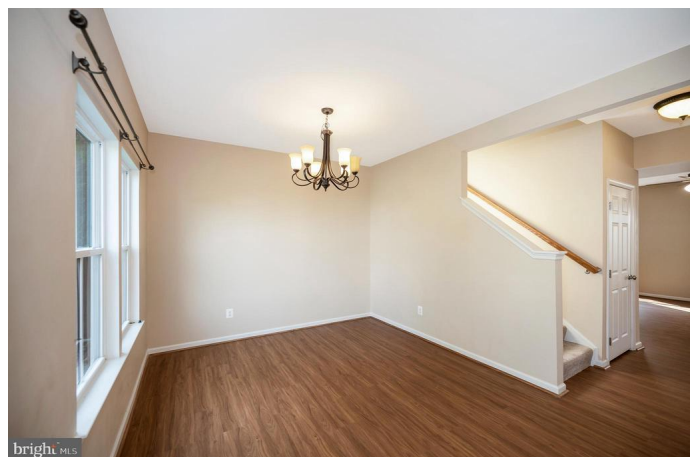
Hereâ€™s your rare opportunity to own a beautiful waterfront home in the highly desirable Brookside community, just a short walk from the neighborhood pool, clubhouse, and tennis courts. This stunning home features three fully finished levels, offering over 3,200 square feet of living space, all thoughtfully maintained and updatedâ€”including a brand new architectural roof with a transferable warranty for added peace of mind.

Start your mornings on the back deck overlooking the lake or take a quiet moment down at the lakeshore. Inside, youâ€™ll fall in love with the homeâ€™s open, flowing floorplan thatâ€™s perfect for both everyday living and entertaining.

As you enter, youâ€™re welcomed by a versatile home office or formal living space, followed by a spacious main living area with panoramic lake views. You'll fall in love with the heart of the homeâ€”a large, chef-inspired kitchen with a sizable island perfect for meal prep, gathering, and hosting.

The vaulted morning room opens to the back deck, flooding the space with natural light and offering even more breathtaking water viewsâ€”completing the main level with style and functionality.

Upstairs, youâ€™ll find four generously sized



bedrooms, providing ample space for family, guests, or hobbies.

The finished walk-out basement is an absolute showstopper. Whether you’re dreaming of a home gym, game room, or guest suite, there’s room to make it yours. Don’t miss the large workshop—ideal for DIYers and hobbyists—and the custom garage storage and shelving that make organization a breeze.

Brookside offers a lifestyle like no other, with miles of walking trails, stocked fishing ponds, tot lots and playgrounds, basketball and tennis courts, and a community swimming pool. Perfectly situated just minutes from Warrenton and Gainesville, this location is ideal for commuters to DC and those looking for a blend of tranquility and convenience.

With incredible views, quality updates, and a vibrant neighborhood, this home is ready to welcome its next owner. Schedule your showing today—waterfront living awaits in Brookside.

Built in 2009

Essential Information

MLS® #	VAFQ2016676
Price	\$799,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,200
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Colonial

Status Active

Community Information

Address 3308 Boathouse Rd
Subdivision BROOKSIDE
City WARRENTON
County FAUQUIER-VA
State VA
Zip Code 20187

Amenities

Amenities Carpet, CeilingFan(s), Formal/Separate Dining Room, Pantry
of Garages 2
Garages Garage - Front Entry, Garage Door Opener
View Lake, Water
Has Pool Yes

Interior

Interior Features Floor Plan-Open, Floor Plan-Traditional
Appliances Built-In Microwave, Dishwasher, Disposal, Dryer, Oven-Single, Refrigerator, Washer, Water Heater
Heating Forced Air
Cooling Central A/C
Has Basement Yes
Basement Daylight, Partial, Heated, Improved, Interior Access, Outside Entrance, Rear Entrance
of Stories 3
Stories 3

Exterior

Exterior Combination
Exterior Features Deck(s)
Lot Description Lot Premium, Sloping
Roof Architectural Shingle
Foundation Concrete Perimeter, Permanent

School Information

District FAUQUIER COUNTY PUBLIC SCHOOLS
Elementary GREENVILLE

Middle	AUBURN
High	KETTLE RUN

Additional Information

Date Listed	June 4th, 2025
Days on Market	140
Zoning	PR

Listing Details

Listing Office	Samson Properties
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Listing information last updated on October 22nd, 2025 at 1:01am EDT