

\$799,990 - 2012 Dozer Ln, CATLETT

MLS® #VAFQ2017950

\$799,990

4 Bedroom, 3.00 Bathroom, 3,101 sqft

Residential on 2.00 Acres

NONE AVAILABLE, CATLETT, VA

NEW CONSTRUCTION CUSTOM HOME IS COMPLETE, and ready for new owners! Best value around for a brand new home with over 3,000 square feet of finished living space, 4 main level bedrooms & 3 full bathrooms. SO MANY UPGRADES! WIDE PLANK ENGINEERED HARDWOOD FLOORS throughout the main level and in all bedrooms. Mudroom/laundry room, and ALL 3 bathrooms have extremely durable and elegant luxury vinyl tile flooring. All of the bathrooms have ceramic tile shower/tub walls. The entire house has upgraded shaker wood cabinetry in kitchen, laundry room & baths with upgraded level 4 granite counter tops. All of the closets and pantries have real wood shelving and wood rods for hanging clothing- no cheap wire kits. The main level has crown molding, chair rail molding in the dining room and tray ceilings in dining room and primary bedroom. The house has an upgraded lighting package with pendant lights at the kitchen island and chandeliers in breakfast nook and dining room. Two garage doors have upgraded lift master wall mount door openers with auto lock. The location is a quiet private setting off of Shenandoah Path in Catlett, VA, all while still being close to several towns; Warrenton, Nokesville, Bristow, Manassas, and Culpeper are all within 15-30 mins of the property. The floor plan is functional as well as warm, elegant & inviting. Be prepared to be wowed by this beautiful home with a large 3 car garage for the car enthusiast. The garage has



12 ft ceilings and tons of space. The the owner's suite will wow you some more! The large bedroom has tray ceilings, 2 LARGE walk in closets, a luxury bath with soaking tub, separate stand alone shower, and two vanities with ample storage. The icing on the cake is the owner's suite exits onto the covered rear porch. This fabulous floorplan has 9 ft ceilings on the main level, with the main living area in the center of the home, and the three secondary bedrooms on the opposite side of the house providing privacy. The main living area is open concept with high ceilings a large family room with cozy gas fireplace enhanced with quartz stacked stone and granite hearth. An open kitchen with large island and plenty of cabinetry, breakfast nook, coffee bar and pantry. There is a separate dining room or office space and a large foyer. The gourmet kitchen, the heart of the home has 42" white shaker cabinetry with neutral leather finished granite counter tops, subway tile backsplash, GE stainless appliance package with stove/oven, built-in microwave, fridge, and dish washer. The kitchen has a butler pantry or coffee bar area as well as a large pantry with ample storage for the chef. On the main level near the owner's suite there is a large laundry room with washer and dryer hook up and utility sink cabinet with granite counter top and stainless steel sink. Above the garage is a huge finished bonus room /flex space with warm carpet and it's own separate mini split HVAC system. The back of the house has a large covered back porch and the property is private surrounded by evergreen trees. The basement level has walk up stairs to exit on the side of the house and has a rough in for a bathroom. The basement will be left as unfinished storage space. Builder can finish the basement for an additional cost that would depend on the square footage and finishes the buyer is interested in. The property has NO HOA and is ready for you to move in!

Built in 2025

Essential Information

MLS® #	VAFQ2017950
Price	\$799,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,101
Acres	2.00
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Rancher, Colonial
Status	Active

Community Information

Address	2012 Dozer Ln
Subdivision	NONE AVAILABLE
City	CATLETT
County	FAUQUIER-VA
State	VA
Zip Code	20119

Amenities

Amenities	CeilingFan(s), Soaking Tub, Bathroom - Walk-In Shower, Butlers Pantry, Carpet, Crown Molding, Entry Lvl BR, Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Washer/Dryer Hookup
# of Garages	3
Garages	Garage - Front Entry, Garage - Side Entry, Garage Door Opener
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Water Heater
Heating	Central
Cooling	Central A/C, Ductless/Mini-Split
Has Basement	Yes

Basement	Unfinished, Full, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Gas/Propane
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Vinyl Siding, Concrete/Block, Shake
Exterior Features	Exterior Lighting, Gutter System, Sidewalks, Porch(es)
Windows	Vinyl Clad, Double Hung, Double Pane
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	FAUQUIER COUNTY PUBLIC SCHOOLS
Elementary	H.M. PEARSON
Middle	CEDAR LEE
High	LIBERTY

Additional Information

Date Listed	August 14th, 2025
Days on Market	68
Zoning	RA

Listing Details

Listing Office	LPT Realty, LLC
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Listing information last updated on October 20th, 2025 at 9:45am EDT