

\$845,000 - 2223 Pump House Ct, WARRENTON

MLS® #VAFQ2018252

\$845,000

4 Bedroom, 3.50 Bathroom, 4,022 sqft

Residential on 0.22 Acres

BROOKSIDE, WARRENTON, VA

This Beautiful spacious Home nestles in a quiet cul-de-sac in the desirable Brookside community, near Lake Ashby and offers easy access to walking trails, pools, tennis courts, and all the amenities this subdivision has to offer.

The home features 4 bedrooms, 3.5 bathrooms and a 2 car garage with 4,792 square feet, of which over 4,000 is finished living space with ample storage. There are multiple living areas that are perfect for entertaining and everyday living. The movie theater room is currently used as an additional guest bedroom but could also be transformed into a gym or a playroom. The nice and bright office space on the main level is perfect from someone working from home.

A welcoming front porch greets guests and sets the tone for the warm, inviting atmosphere found throughout the home.

Over the past five years, the sellers have completed several renovations. In 2020 they added a new Trex deck in the backyard for outdoor entertaining and relaxation. In 2023 they updated the kitchen with new appliances and replaced all the carpet on both the upper and lower levels with hardwood and luxury vinyl floors. The primary bathroom was remodeled, and at the same time they replaced the water heater and the water softener.



There is abundant storage throughout the home, and the open, airy layout provides a seamless flow between living spaces. The spacious kitchen is designed for hosting and family gatherings, while the primary suite offers a comfortable retreat with an upgraded bathroom.

Living in Brookside means resort-style amenities, including swimming pools, tennis courts, and walking trails.

Come explore this home at our upcoming open house. Donâ€™t miss the opportunity to make it your own and enjoy all the lifestyle benefits Brookside has to offer.

Built in 2013

Essential Information

MLS® #	VAFQ2018252
Price	\$845,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,022
Acres	0.22
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	2223 Pump House Ct
Subdivision	BROOKSIDE
City	WARRENTON
County	FAUQUIER-VA

State	VA
Zip Code	20187

Amenities

Amenities	Walk-in Closet(s), Shades/Blinds
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Exhaust Fan, Refrigerator, Oven/Range-Gas, Dryer, Washer
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Other, Walkout Stairs, Workshop, Rear Entrance, Partially Finished, Interior Access, Improved, Heated, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Deck(s), Porch(es)
Roof	Asphalt
Foundation	Slab

School Information

District	Fauquier County Public Schools
Elementary	GREENVILLE
Middle	AUBURN
High	KETTLE RUN

Additional Information

Date Listed	September 25th, 2025
-------------	----------------------

Days on Market	32
Zoning	PR

Listing Details

Listing Office	Samson 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 26th, 2025 at 2:45am EDT