

\$975,000 - 11497 Yeats Dr, CATLETT

MLS® #VAFQ2018354

\$975,000

4 Bedroom, 3.50 Bathroom, 4,975 sqft

Residential on 13.13 Acres

WATERFORD ESTATES, CATLETT, VA

This 2025 remodel of a Classic Colonial estate on 13+ acres offers nearly 5,000 sq ft, three finished levels, and an open, light-filled floor plan. Imagine gathering with loved ones in a show stopping kitchen featuring quartz countertops, waterfall backsplash, 10-foot island, and gold accents. The perfect backdrop for holiday entertaining, this reimagined space is truly the heart of the home.

The grand foyer and family room boast soaring 18-ft ceilings with sweeping views of a landscape dotted with mature fruit trees. Formal dining and sitting rooms are framed by stately columns, while light oak engineered hardwood flooring flows throughout the main level and up the staircase, accented by striking black railings and risers.

The first-floor primary suite includes vaulted ceilings and a spa-style bath with soaking tub, step-in shower, and dual vanities. Upstairs, a spacious landing overlooks both the foyer and family room, connecting three additional bedrooms, a bonus room, and a full bath.

The fully finished walk-up basement offers endless flexibility—whether you envision a home theater, gym, hobby space, or second family room. Multiple open areas allow you to customize to your lifestyle. An additional full bathroom and NTC bedroom complete this expansive lower level.

Beyond the home, this horse-friendly property



rests in the quiet, 17-home Waterford Estates community. Apple, peach, and fig trees dot the grounds, while the rear acreage holds mature forest and level trails—perfect for ATV rides, morning rides on horseback, or a tranquil walk to the seasonal Town Run Creek at the far boundary.

Here, refined country living is more than a house—it’s a setting for seasons to unfold and memories to be made.

Built in 2004

Essential Information

MLS® #	VAFQ2018354
Price	\$975,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,975
Acres	13.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	11497 Yeats Dr
Subdivision	WATERFORD ESTATES
City	CATLETT
County	FAUQUIER-VA
State	VA
Zip Code	20119

Amenities

Amenities	Carpet, CeilingFan(s), Entry Lvl BR, Formal/Separate Dining Room, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Tub
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	Shower
Utilities	Propane, Electric Available
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
View	Garden/Lawn, Street, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Dryer - Electric, Washer, Microwave, Oven/Range-Electric, Disposal, Refrigerator, Range hood
Heating	Heat Pump(s), Central
Cooling	Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Connecting Stairway, Full, Fully Finished, Improved, Outside Entrance, Walkout Stairs, Windows, Sump Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Fireplace - Glass Doors
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Extensive Hardscape, Gutter System, Satellite Dish, Deck(s)
Lot Description	Backs to Trees, Front Yard, Cleared, Landscaping, Partly Wooded, Rear Yard, Private, Rural, Secluded, SideYard(s), Stream/creek
Windows	Double Hung
Roof	Architectural Shingle
Foundation	Permanent

School Information

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

Additional Information

Date Listed	September 25th, 2025
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Days on Market34

ZoningRA

Listing Details

Listing Office

Berkshire Hathaway HomeServices PenFed Realty

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Listing information last updated on October 28th, 2025 at 2:30am EDT