

# \$395,985 - 105 Boone Ct, WINCHESTER

MLS® #VAFV2030140

**\$395,985**

3 Bedroom, 2.50 Bathroom, 1,989 sqft

Residential on 0.04 Acres

ROSSUM CROSSING, WINCHESTER, VA

Rossum Crossing is Winchester's newest and most popular townhome community, conveniently located near shopping and dining options.

The St. Paul Townhome features three bedrooms, two and a half baths, and a one-car garage. The main floor boasts an open-concept floor plan, with a spacious family room that flows into a fully equipped kitchen. The kitchen includes an island, a pantry closet, and a breakfast nook. This level also features a powder room and provides access to a composite exterior deck, perfect for relaxing or entertaining guests.

Upstairs, you'll find the luxurious Owner's Bedroom, complete with a spacious walk-in closet and an Owner's Bath. There are two additional bedrooms and another bathroom on this level, along with a conveniently located washer/dryer.

The lower level offers a spacious finished Recreation Room, as well as a rough-in for a half bath. Additionally, there is a one-car private garage and extra parking available in the driveway.

We are excited to show you how you can personalize this design to fit your family's lifestyle and needs. We can't wait for you to call the St. Paul home.



Photos of a similar model

Built in 2025

**Essential Information**

|                |                           |
|----------------|---------------------------|
| MLS® #         | VAFV2030140               |
| Price          | \$395,985                 |
| Bedrooms       | 3                         |
| Bathrooms      | 2.50                      |
| Full Baths     | 2                         |
| Half Baths     | 1                         |
| Square Footage | 1,989                     |
| Acres          | 0.04                      |
| Year Built     | 2025                      |
| Type           | Residential               |
| Sub-Type       | Interior Row/Townhouse    |
| Style          | Traditional, Transitional |
| Status         | Active                    |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 105 Boone Ct    |
| Subdivision | ROSSUM CROSSING |
| City        | WINCHESTER      |
| County      | FREDERICK-VA    |
| State       | VA              |
| Zip Code    | 22602           |

**Amenities**

|              |                                                     |
|--------------|-----------------------------------------------------|
| Amenities    | Pantry, Recessed Lighting, Stall Shower, Tub Shower |
| # of Garages | 1                                                   |
| Garages      | Garage - Front Entry                                |

**Interior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                                                     |
| Appliances        | Built-In Microwave, Disposal, Energy Star Appliances, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Oven/Range-Electric, Water Heater, Icemaker |
| Heating           | Energy Star Heating System, Heat Pump - Electric BackUp                                                                                             |
| Cooling           | Heat Pump(s)                                                                                                                                        |

|              |   |
|--------------|---|
| # of Stories | 3 |
| Stories      | 3 |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Frame, Vinyl Siding, Stone, Concrete/Block                             |
| Exterior Features | Exterior Lighting, Gutter System                                       |
| Windows           | Double Pane, Energy Efficient, ENERGY STAR Qualified, Insulated, Low-E |
| Roof              | Architectural Shingle, Asphalt                                         |
| Foundation        | Concrete Perimeter, Passive Radon Mitigation, Slab                     |

## School Information

|          |                                 |
|----------|---------------------------------|
| District | FREDERICK COUNTY PUBLIC SCHOOLS |
| Middle   | ADMIRAL RICHARD E. BYRD         |
| High     | MILLBROOK                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 182              |
| Zoning         | R                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | New Home Star Virginia, LLC |
|----------------|-----------------------------|

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