

\$685,000 - 116 Cottontail Dr, LAKE FREDERICK

MLS® #VAFV2035016

\$685,000

3 Bedroom, 3.00 Bathroom, 2,885 sqft

Residential on 0.16 Acres

SHENANDOAH, LAKE FREDERICK, VA

Back on the market due to previously being under contract with a 28-day home sale contingency that expired - Home Inspection and Appraisal complete. This Refresh model with a large, Screened Porch and Finished Basement is a rare find in the sought-after 55+ Active Adult Resort Style Living Community of Trilogy at Lake Frederick. The open floor plan features the kitchen in the back which makes it unique among other Refresh models in the neighborhood. Enjoy participating in clubs and activities at the Shenandoah Lodge with friends, dining at the lake front farm to table restaurant Regions 117, hiking, fishing or boating at the lake, or relaxing at home on your screened porch or cooking out on your deck. This lovely designer home has numerous upgrades. On the main floor you will find beautiful hardwood floors, 10 ft. ceilings, a Gourmet Kitchen with granite countertops, a huge granite kitchen island, and stainless-steel appliances including a double oven, with a gas cook top and vent, and a window at the sink. On the main floor you will also find a cozy reading nook with a gas burning Fireplace, a Great Room with plenty of natural light, a Dining Room with walk out onto the inviting Screened Porch and Deck, a Primary Suite with Ensuite Bathroom featuring double sinks and a large shower with built-in bench and walk-in closet, a 2nd Bedroom, a 2nd full Bathroom, and a well-appointed Laundry Room with a sink, extra counter space and cabinetry which is suitable for an Office. The



stairway to the lower level is wide and lofty with a landing that has a cathedral ceiling feel. On the lower level you will find a large Recreation/Game Room/Media Room with a walk up to the side yard, a 3rd Bedroom, a 3rd full Bathroom, Utility Room and two separate Storage Rooms. A whole home Humidifier, Water Softener, and a whole home Air Purifier add to the many owner improvements. LVP has replaced all carpeting and compliments the wide plank wood flooring on the main floor. -If you like to travel, this home is a perfect "lock & go"! Your snow removal and lawn care are covered by the HOA, and the home has a programmable underground Irrigation System as well as a Ring doorbell. -The location within the neighborhood is ideal for those who wish to be close to all that Trilogy has to offer. Amenities in Trilogy at Lake Frederick include: The Shenandoah Lodge - Event Center, Region's 117 Restaurant, Meeting Space, Rachel's Kitchen, Arts & Entertainment Center, Bar, Library, Game Room, Golf Simulator, Fire Pit; The Athletic Center - State of the Art Gym, Indoor Pool, Outdoor Pool, Locker Rooms, Tennis Courts, Pickle Ball Courts and Fitness Classes; Dog Park, Picnic Area, Walking Paths, and Common Areas. Trilogy at Lake Frederick is located along the wooded shores of beautiful Lake Frederick and is in close proximity to shopping, churches, medical, parks, recreation, wineries, Rt. 81, Rt. 66, Rt. 50, Rt. 7, and within a one-hour drive to Dulles Airport.

Built in 2016

Essential Information

MLS® #	VAFV2035016
Price	\$685,000
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	2,885
Acres	0.16
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active Under Contract



Community Information

Address	116 Cottontail Dr
Subdivision	SHENANDOAH
City	LAKE FREDERICK
County	FREDERICK-VA
State	VA
Zip Code	22630

Amenities

Amenities	Master Bath(s), Entry Lvl BR, Upgraded Countertops, Crown Molding, Wood Floors
Utilities	Cable TV Available, Electric Available, Natural Gas Available, Sewer Available, Water Available
Parking	Paved Driveway
# of Garages	2
Garages	Garage Door Opener, Garage - Front Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Refrigerator, Water Dispenser, Dryer, Washer, Range hood, Cooktop, Exhaust Fan, Stainless Steel Appliances, Water Conditioner, Energy Star Appliances, Extra Refrg/Frz, Humidifier, Icemaker, Microwave, Oven-Double, Washer-front loading, Water Heater, Dryer-front loading
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Partially Finished, Shelving, Walkout Stairs, Sump Pump, Side Entrance, Interior Access, Connecting Stairway, Outside

	Entrance, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank, Stone
Exterior Features	Exterior Lighting, Gutter System, Street Lights, Udrgrd Lwn Sprnklr, Porch(es), Deck(s), Porch-screened
Lot Description	Front Yard, Landscaping, Rear Yard, SideYard(s)
Windows	Low-E
Roof	Shingle
Foundation	Concrete Perimeter

School Information

District	FREDERICK COUNTY PUBLIC SCHOOLS
High	SHERANDO

Additional Information

Date Listed	July 9th, 2025
Days on Market	75
Zoning	R5

Listing Details

Listing Office	Keller Williams Realty
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