

\$496,129 - 117 Wagtail Ln, WINCHESTER

MLS® #VAFV2037530

\$496,129

3 Bedroom, 2.50 Bathroom, 2,195 sqft

Residential on 0.08 Acres

HIATT POINTE AT SNOWDEN BRIDGE,
WINCHESTER, VA

Embrace the Vera 30-F2 “Homesite 1031 at Hiatt Pointe” a two-car, front-load garage VILLA with three bedrooms, two full bathrooms, and one half bathroom will be ready IMMEDIATELY. Built for the way you live, this factory-framed floorplan makes room for moments big and small. Be welcomed by 9’™ ceilings on both levels, oak main stairs, and expertly selected finishes that make this villa feel effortlessly unique. The kitchen, central to the entire home, is complete with light brown soft-close cabinetry, white quartz countertops, an island with a built-in trash can, and a pantry with solid shelving off the mud room. Whether you’re preparing weekday meals or hosting weekend gatherings, the Samsung stainless steel appliances—including a five-burner cooktop with chimney hood, single wall oven, refrigerator, microwave, and dishwasher—offer both high-performance function and a sleek modern look. Continuing through the thoughtfully designed main level, the open-concept great room features an electric fireplace that adds a cozy focal point—perfect for elevated living and relaxed evenings. Step outside the great room to a spacious 21’™ x 8’™ concrete patio, ideal for al fresco dining, enjoying nature, and taking in the fresh air. Throughout the home, enjoy luxury vinyl plank (LVP) flooring in the main living areas and primary bedroom ideal for durability and low-maintenance living. The



secondary bedrooms and upstairs retreat feature wall-to-wall stain-resistant carpet for a soft, cozy feel, while the bathrooms showcase ceramic tile flooring for a timeless, elevated finish. The main level primary suite includes a spa-inspired bathroom with dual vanities, light brown soft-close cabinets, white quartz countertops, a roll-in frameless shower with white floor-to-ceiling tile, and elongated comfort-height toilets—creating a serene space that combines accessibility and everyday comfort. Upstairs, the flexible retreat and two secondary bedrooms offer the ideal setup for guests, hobbies, or versatile living. Additionally, the full bathroom upstairs adds convenience for guests or daily routines. The two-car finished garage with electric opener and exterior keypad adds extra storage and convenience to your daily routine. Built for comfort and sustainability, this home features smart home technology and energy-saving innovations, including a Home Automation Package with IQ Panel 4, Ecobee smart programmable thermostat, tankless gas water heater, energy-efficient insulation techniques, electronic zone dampers, and more. Plus, it's solar panel ready—offering a seamless path to energy independence whenever you choose to take the next step.----- Discover Hiatt Pointe at Snowden Bridge, a gated active adult community designed for 55+ living, where every day brings new opportunities to connect, unwind, and thrive. Start your morning with a yoga session or workout in the fitness center before joining friends for a game of pickleball or billiards. In the afternoon, lounge by the outdoor pool and hot tub, then gather around the gas fire table as the sun sets. The clubhouse serves as the heart of the community, offering inviting spaces for social events, group activities, and quiet relaxation. Outdoor kitchens and scenic patio areas set the stage for effortless entertaining, while a

low-maintenance lifestyle ensures more time for what matters most. With easy access to Route 7, I-81, and I-66, Hiatt Pointe offers the perfect blend of resort-style amenities and a welcoming, connected community.----- Take advantage of closing cost assistance by choosing Intercoastal Mortgage and Walker Title. ----- Other homes sites and delivery dates may be available. -----Pricing, incentives, and homesite availability are subject to change. Photos are used for illustrative purposes only. For details, please consult the Sales Team.

Built in 2025

Essential Information

MLS® #	VAFV2037530
Price	\$496,129
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,195
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Traditional
Status	Active

Community Information

Address	117 Wagtail Ln
Subdivision	HIATT POINTE AT SNOWDEN BRIDGE
City	WINCHESTER
County	FREDERICK-VA
State	VA
Zip Code	22603

Amenities

Amenities	Attic, Master Bath(s), Stall Shower, Tub Shower, Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Carpet, Entry Lvl BR, Washer/Dryer Hookup
Parking	Asphalt Driveway, Paved Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open, Efficiency
Appliances	Dishwasher, Disposal, Range hood, Refrigerator, Energy Star Appliances, Freezer, Icemaker, Oven/Range-Gas, Stainless Steel Appliances, Water Heater - Tankless, Built-In Microwave, Cooktop, Exhaust Fan, Oven-Wall
Heating	Forced Air, Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding, Stone
Exterior Features	Exterior Lighting, Gutter System, Patio
Lot Description	Rear Yard, Front Yard
Windows	Low-E, Double Hung
Roof	Architectural Shingle
Foundation	Slab, Other

School Information

District	FREDERICK COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	RESIDENTIAL

Listing Details

Listing Office	Pearson Smith Realty, LLC
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