

# \$719,990 - 16884 Watchman Way, BEAVERDAM

MLS® #VAHA2001070

**\$719,990**

5 Bedroom, 3.50 Bathroom, 3,047 sqft  
Residential on 1.40 Acres

NONE AVAILABLE, BEAVERDAM, VA

The Davidson is a two-story home featuring 5 bedrooms, 3.5 full baths, and a side-load garage. The first floor offers a formal living room directly off of the foyer, a spacious alternate kitchen layout with a separate butler's pantry. The bright and spacious family room features a gas fireplace. The first-floor guest suite offers an ensuite bath with tub/shower combo. A powder room for guests and a rear screened porch, perfect for relaxing evenings, complete the first floor. On the second floor, you'll find the primary bedroom featuring an ensuite bath with a LUXURY shower and double vanity, a walk-in closet, and a tray ceiling. Bedrooms 2 and 3 walk-in closets and bedroom 4 with double-door closet share a full hall bath with tub/shower combo and a double vanity. A large laundry room and an oversized loft area complete the second floor. Sheppards Fold offers acre-plus estate-style homesites in a scenic setting in the Scotchtown corridor of award-winning Hanover County.

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | VAHA2001070 |
| Price      | \$719,990   |
| Bedrooms   | 5           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 3,047       |
| Acres          | 1.40        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16884 Watchman Way |
| Subdivision | NONE AVAILABLE     |
| City        | BEAVERDAM          |
| County      | HANOVER-VA         |
| State       | VA                 |
| Zip Code    | 23015              |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Entry Lvl BR, Master Bath(s), Pantry, Walk-in Closet(s) |
| Parking   | Paved Driveway, Paved Parking                           |

### Interior

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Exhaust Fan, Water Heater, Oven/Range-Gas, Disposal, Microwave, Stove |
| Heating         | Heat Pump(s)                                                                      |
| Cooling         | Central A/C                                                                       |
| Fireplace       | Yes                                                                               |
| # of Fireplaces | 1                                                                                 |
| Fireplaces      | Gas/Propane                                                                       |
| # of Stories    | 2                                                                                 |
| Stories         | 2 Story                                                                           |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Frame, Vinyl Siding, Dryvit |
| Exterior Features | Porch(es)                   |
| Foundation        | Crawl Space                 |

### School Information

|          |                               |
|----------|-------------------------------|
| District | HANOVER COUNTY PUBLIC SCHOOLS |
|----------|-------------------------------|

|            |                         |
|------------|-------------------------|
| Elementary | BEAVERDAM               |
| Middle     | LIBERTY (HANOVER)       |
| High       | PATRICK HENRY (HANOVER) |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 49                  |
| Zoning         | A-1                 |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Keller Williams Richmond West |
|----------------|-------------------------------|

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Listing information last updated on October 23rd, 2025 at 12:17pm EDT