

\$379,970 - 2617 Cougar Ln #lot 395, LOCUST GROVE

MLS® #VAOR2010640

\$379,970

3 Bedroom, 3.50 Bathroom, 1,923 sqft

Residential on 0.06 Acres

WILDERNESS SHORES, LOCUST GROVE,
VA

SPECIAL FALL SAVINGS***A lovely neighborhood of townhomes located in the Wilderness Shores community near the Rapidan River; and ideally located between Culpepper and Fredericksburg, VA -- close to shopping, recreation and commuter routes. Enjoy the community amenities with clubhouse, outdoor pool, playground, walking trails and biking trails. This home features a built-in 1-car garage and activity room with attached full bath on the main level. First upper level includes a spacious Loft-style kitchen with island and pantry, stainless steel appliances, upgrade cabinets and quartz countertops; plus a great room and dining area with a powder room. Main living area includes low-maintenance luxury vinyl plank flooring. Upper level 2 includes three bedrooms, two full baths and laundry. The Primary bedroom has a full bath and large walk-in closet and attached bath with walk-in shower, plus upgrade cabinets and quartz countertops. Our professional design team has chosen a sophisticated LOOKS design package for your interior features for that completely coordinated style. Prices and terms subject to change. Renderings/photos are representative only and may show options, upgrades or decorator enhancements. **SPECIAL SAVINGS ON CLOSING COSTS FOR QUALIFIED BUYERS -- TERMS APP[LY.**



Built in 2025

Essential Information

MLS® #	VAOR2010640
Price	\$379,970
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,923
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary, Craftsman
Status	Active Under Contract

Community Information

Address	2617 Cougar Ln #lot 395
Subdivision	WILDERNESS SHORES
City	LOCUST GROVE
County	ORANGE-VA
State	VA
Zip Code	22508

Amenities

Amenities	Carpet, Pantry, Master Bath(s), Walk-in Closet(s), Upgraded Countertops
Utilities	Cable TV Available
Parking	Paved Driveway
# of Garages	1
Garages	Garage - Front Entry, Built In
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Built-In Microwave, Built-In Range, Energy Star Appliances, Exhaust Fan, Oven-Self Cleaning, Refrigerator, Dryer, Stainless Steel Appliances, Washer, Dryer - Electric

Heating	90% Forced Air, Central, Forced Air, Programmable Thermostat, Heat Pump(s)
Cooling	Central A/C, Programmable Thermostat
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Sidewalks
Lot Description	Adjoins - Open Space
Windows	Double Pane, Energy Efficient, ENERGY STAR Qualified, Low-E, Screens
Roof	Asphalt
Foundation	Slab

School Information

District	ORANGE COUNTY PUBLIC SCHOOLS
Elementary	LOCUST GROVE
Middle	LOCUST GROVE
High	ORANGE COUNTY

Additional Information

Date Listed	August 28th, 2025
Days on Market	59
Zoning	TOWNHOMES

Listing Details

Listing Office	Sylvia Scott Cowles
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