

\$917,999 - 14496 Aurora Dr, WOODBRIDGE

MLS® #VAPW2086988

\$917,999

4 Bedroom, 3.50 Bathroom, 3,030 sqft
Residential on 0.73 Acres

ASHDALE-BIRCHDALE, WOODBRIDGE, VA

NEW CONSTRUCTION on a quiet Cul-De-Sac. READY TO BE BUILT. NEW HOME WILL BE APPROX 3000 SF with BUMP-OUT. House will be similar to 14492 Aurora Dr. See video. Fantastic location less than 3 mi to Potomac Mills, 2 mi Mom's Organic Market and 2 mi to Stonebridge at Potomac Town Center. Large 0.73 ACRE LOT on a quiet CUL-DE-SAC. Expected build time - 10-12 months. Established neighborhood with NO HOA. 4 Bedrooms with 3.5 Baths (per plan). 9'™ Ceilings on First Floor and 2nd floor. 9'™ Basement Walls. Recessed Lighting in Kitchen and Halls. Hardwood Flooring in Foyer, Gallery, Powder Room, Kitchen and Breakfast Room. Ceramic Tile Flooring in Laundry Room. Kitchen details: 42"• Kitchen Wall Cabinets. GE Stainless Steel Appliances. Walk-In Pantry. Oak Main Stairs and Oak Railing with Painted Balusters. Walk-In Closets in Owner's™ Bedroom. Three-Piece Crown Molding in Foyer and Dining Room. Gas Fireplace in Family Room with Marble Surround, Hearth and Colonial Mantle. Structured Wiring Package with Four Advanced Media Outlets. Wood Composite Shelving in Pantries and Closets. Exterior details: Two Car Front Entry Garage. Brick Stoop, Steps and Leadwalk. Front and Rear Waterproof Exterior Electrical Outlets. Six-Panel Insulated Fiberglass Front Door. 30-Year Fiberglass Architectural Shingles. Black, Textured Coash Lamps (per plan). Finished Garage with Drywall, Paint, and



14496 Aurora Dr, Woodbridge, VA 22193

THE CAMBRIDGE MODEL - ELEVATION 2



Approximate Areas:
1st Floor: 1,307 Sq. Ft.
2nd Floor: 1,723 Sq. Ft.
Total: 3,030 Sq. Ft.
Garage: 416 Sq. Ft.
Basement to finish: 1,200 Sq. Ft.

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Information deemed reliable, not guaranteed

Window Trim. Large backyard backing to trees. Close to the plethora of nearby parks and activities, including Neabsco Boardwalk, Cloverdale Park, Marumsco Acre Lake Park, and Belmont Bay Harbor Marina. Conveniently located near major commuter routes including I-95, Rt. 1, and Dale Blvd. Easy access to DC, Pentagon, shopping, dining, and entertainment options such as Potomac Mills, Mom's Organic Market, Stonebridge at Potomac Town Center, Alamo Drafthouse, and Smoketown Plaza.

Essential Information

MLS® #	VAPW2086988
Price	\$917,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,030
Acres	0.73
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	14496 Aurora Dr
Subdivision	ASHDALE-BIRCHDALE
City	WOODBIDGE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	22193

Amenities

Amenities	Carpet, Chair Railing, Crown Molding, Master Bath(s), Recessed Lighting, Soaking Tub, Upgraded Countertops, Walk-in Closet(s), Wood Floors
# of Garages	2

Garages	Garage - Front Entry, Garage Door Opener
View	Garden/Lawn, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Oven-Wall, Refrigerator, Stainless Steel Appliances, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished, Space For Rooms, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Alum/Steel Siding
Lot Description	Backs to Trees, Cul-de-sac, Front Yard, Landscaping, Private, Rear Yard, Trees/Wooded
Foundation	Slab

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
Elementary	DALE CITY
Middle	GEORGE M. HAMPTON
High	GAR-FIELD

Additional Information

Date Listed	February 1st, 2025
Days on Market	261
Zoning	R4

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 19th, 2025 at 10:45am EDT