

\$945,000 - 9486 Broadlands Ln, NOKESVILLE

MLS® #VAPW2095576

\$945,000

4 Bedroom, 3.50 Bathroom, 3,528 sqft

Residential on 5.00 Acres

BROADLANDS, NOKESVILLE, VA

Contract has a kick out clause - accepting back up offers. **2.5% ASSUMABLE VA LOAN!** Looking for space to breathe and comfort to live but still want to be close to everything? 9486 Broadlands Lane is a private and peaceful residence on 5 parklike acres and offers the best of both worlds—peace and quiet just minutes from shopping, dining, and commuter routes: -5 minutes to I-66 East and eateries or shopping in Gainesville or Bristow; -10 minutes to Broad Run VRE, historic City of Manassas, or Haymarket (I-66 West); -15 minutes to Warrenton and further escape to the Virginia countryside.

It's extremely rare to find this much flat and usable land so close to modern conveniences and major roadways!

Once inside this elegant home, you™ll fall in love with the remodeled kitchen complete with modern appliances, custom cabinets, hardwood floors, and large center island—great for cooking, gathering, doing homework, and making memories. The open layout on the main level is perfect for entertaining and the bright and inviting living spaces and incredible views of the outside are unmatched. Slip into the hot tub in your 3 season room, fire up the bubbles, and watch nature all around you.

Moving up to the top level, you™ll find 3 bedrooms and 2 full baths which allow plenty of room for everyone to spread out. The



primary bathroom has been redesigned to include the washer/dryer, a travertine tile shower, and a massive walk-in closet which is large enough to use as an office, nursery, or convert into a 4th bedroom, if desired!

In the basement, there is a walk-up staircase to the outside, tile plank floors, and plenty of extra space that can be used for a home theater, gym, playroom, hobbies. There is also a full bath and a legal bedroom down there which makes for a great guest suite, in-law suite or even an income producing rental – whatever fits your lifestyle! Step outside to your own backyard oasis with a huge deck, stamped concrete sidewalk and patio, built-in fire pit, and in-ground pool with removable fence. The pool is perfect for summer fun and nighttime pool parties. The woods on the property back to Broad Run and are teaming with wildlife such as deer, turkeys, ducks and Bald Eagles. Gardening is a special treat on this property as there are walnut, persimmon, pear, peach and apple trees, along with several patches of blackberries on the property. There is plenty of room deep in the back woods of the property for fun 4-wheeling excursions! The land is zoned for horses or you can have chickens for fresh eggs every morning! There is even a pot bellied pig in the neighborhood! Whether you're gardening, relaxing, or hosting friends, there's room for it all.

If you're dreaming of a home that feels like a getaway but keeps you close to every day errands, this is the one. Make sure you click on the video links to see the tours and the property's website.

Built in 1986

Essential Information

MLS® #	VAPW2095576
Price	\$945,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,528
Acres	5.00
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	9486 Broadlands Ln
Subdivision	BROADLANDS
City	NOKESVILLE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	20181

Amenities

Amenities	Stall Shower, Bathroom - Walk-In Shower, Formal/Separate Dining Room, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Wpool Jets, Wood Floors
Parking	Gravel Driveway, Paved Driveway
# of Garages	2
Garages	Garage - Side Entry, Additional Storage Area, Oversized
Has Pool	Yes
Pool	Pool (In-Ground)

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Dryer, Oven/Range-Electric, Refrigerator, Washer
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Fully Finished, Heated, Improved, Interior Access, Outside Entrance, Side Entrance

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Extensive Hardscape, Outbuilding Apartment, Satellite Dish, Sidewalks, Pool (In-Ground)
Lot Description	Backs to Trees, Landscaping, Level, Partly Wooded, Private, Rear Yard
Roof	Architectural Shingle
Foundation	Slab

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	June 12th, 2025
Days on Market	56
Zoning	SR5

Listing Details

Listing Office	Samson Properties
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