

\$625,000 - 16311 Catenary Dr, WOODBRIDGE

MLS® #VAPW2099272

\$625,000

3 Bedroom, 2.50 Bathroom, 2,396 sqft

Residential on 0.12 Acres

PORT POTOMAC, WOODBRIDGE, VA

Set on a private road in the established Port Potomac community, this well-maintained three-level home offers 2,396 square feet of flexible living space in a commuter-friendly location. With thoughtful updates, fresh paint throughout, and a layout that supports evolving needs, this home is move-in ready without the ongoing project list.

The main level features hardwood flooring in the entry, living, and dining rooms. The kitchen includes granite countertops and ceramic tile flooring, while the adjacent family room is carpeted. A dedicated laundry room on the main level adds convenience to your daily routine.

Upstairs, brand new carpet has been installed throughout the entire level, including all bedrooms, the hallway, and staircase. The freshly painted walls add a clean, neutral palette that is ready for your personal style. The finished lower level includes a rec room with new carpet, ideal for movie nights, a home office, gym setup, or playroom. The staircase leading to the lower level has also been updated with new carpet. A large unfinished storage room with rough-in plumbing provides options for future expansion or additional living space.

A detached garage offers secure parking and extra storage, while the flat, grassy backyard provides a low-maintenance outdoor space for relaxing or entertaining.

Located just steps from Port Potomac's lifestyle amenities including indoor and outdoor



pools, clubhouse, fitness center, walking trails, and more, this home also offers quick access to I-95, VRE, commuter lots, Quantico, and shopping at Stonebridge Town Center.

Freshly updated where it counts and clearly cared for, this home checks the boxes for buyers looking for condition, flexibility, and location!

Built in 2009

Essential Information

MLS® #	VAPW2099272
Price	\$625,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,396
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	16311 Catenary Dr
Subdivision	PORT POTOMAC
City	WOODBRIIDGE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	22191

Amenities

Amenities	Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Chair Railing, Pantry, Master Bath(s), Recessed Lighting, Walk-in Closet(s), Shades/Blinds, Wood Floors
Parking	Concrete Driveway

# of Garages	2
Garages	Garage - Rear Entry, Garage - Front Entry
View	Street
Has Pool	Yes

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Refrigerator, Stove, Washer, Water Heater
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Improved, Interior Access, Partially Finished, Rough Bath Plumb, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Sidewalks, Porch(es)
Lot Description	Rear Yard, SideYard(s)
Windows	Low-E, Vinyl Clad
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	July 11th, 2025
Days on Market	102
Zoning	R6

Listing Details

Listing Office	Coldwell Banker Elite
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