

\$875,000 - 12072 Paper Birch Ln, GAINESVILLE

MLS® #VAPW2099316

\$875,000

6 Bedroom, 3.50 Bathroom, 4,776 sqft

Residential on 0.17 Acres

BROAD RUN OAKS, GAINESVILLE, VA

Huge price reduced -Ideally located near I-66, the Virginia Gateway Shopping Center, and Broad Run VRE Station, this home offers easy access to shopping, dining, and commuting.

Backs to a serene tree line for ultimate privacy—truly one of the best lots in the Broad Run community.

The updated kitchen features newer white cabinetry, quartz countertops, stainless steel appliances, and a large island with a built-in cooktop and butler area. Walk out to a gorgeous deck—perfect for relaxing or entertaining. Newer two-zone HVAC system and water heater recently replaced.

Upstairs, the spacious primary suite features a tray ceiling, a sitting area, and a walk-in closet. Meticulously maintained by long-time owners, this home is a must-see!

Built in 2005

Essential Information

MLS® #	VAPW2099316
Price	\$875,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,776
Acres	0.17
Year Built	2005



Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	12072 Paper Birch Ln
Subdivision	BROAD RUN OAKS
City	GAINESVILLE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	20155

Amenities

Amenities	Butlers Pantry, Formal/Separate Dining Room
Utilities	Electric Available, Natural Gas Available, Phone, Phone Available, Phone Connected, Sewer Available, Water Available, Above Ground
Parking	Asphalt Driveway, Paved Driveway
# of Garages	2
Garages	Garage - Front Entry
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer, Dryer - Electric, Dryer-front loading, Exhaust Fan, Ice maker, Refrigerator, Stove, Washer, Water Dispenser, Water Heater
Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Fully Finished, Heated, Outside Entrance, Rear Entrance, Walkout Stairs, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Alum/Steel Siding
Exterior Features	Exterior Lighting
Lot Description	Backs to Trees, No thru street, Lot Premium, Rear Yard, Trees/Wooded
Foundation	Block, Brick/Mortar

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
Middle	GAINESVILLE
High	PATRIOT

Additional Information

Date Listed	July 25th, 2025
Days on Market	65
Zoning	PMR

Listing Details

Listing Office	Spring Hill Real Estate, LLC.
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