

\$815,000 - 6816 Tred Avon Pl, GAINESVILLE

MLS® #VAPW2099616

\$815,000

3 Bedroom, 3.00 Bathroom, 2,846 sqft

Residential on 0.25 Acres

HERITAGE HUNT, GAINESVILLE, VA

Welcome to Heritage Hunt, the premier active adult community offering a multitude of activities. The gated community is home of the Arthur Hills 18 hole golf course. Putting Green, Clubhouse with indoor and outdoor pools. Plus residents gather for activities in the meeting rooms, enjoy exercise classes in the fitness center, library, party rooms, dining room and bar, billiards and game rooms & more. Tennis courts, pickleball court, bocce ball court, walking paths an much more.

Absolutely Immaculate former model home
“ Private, Peaceful & Perfectly Appointed.
Discover this stunning Lakemont II model,
ideally situated on a private -acre corner lot at
Breder's Cup & Tred Avon. With open space
on one side and a tree-lined backdrop, this
home offers a rare combination of privacy,
elegance, and upgrades galore. HVAC 2-3
Years Old, Hot Water Heater 5 Years Old,
Sentricon Termite Protection System, Updated
Kitchen

Step inside and be greeted by wide plank
hardwood floors flowing throughout the main
level“showcasing craftsmanship and style.
Freshly painted in the designer shade Pale
Oak by Benjamin Moore, every room exudes
warmth and sophistication. New plush carpet
adds comfort to the stairs, loft, and office,
while plantation shutters and a heavy trim
package with crown molding, chair rail, and
oversized baseboards elevate the home’s
refined appeal.



The gourmet kitchen is a showstopperâ€”featuring soft white Quartz countertops, upgraded cabinetry, and a large center island perfect for entertaining. The vaulted ceilings in bright white create an airy, open feel extending from the breakfast nook to the family room. Dine with a viewâ€”your breakfast nook overlooks lush, mature trees and shrubs, complete with a sparkling new chandelier.

The sun-filled family room features abundant windows and a double-sided gas fireplace that warms both the family and living roomsâ€”creating an inviting ambiance for gatherings or quiet evenings. You will love the updated and contemporary Ceiling Fan

The main level office with French doors provides the perfect work-from-home space, while the second bedroom and full hall bath offer comfort for guests. The Primary Suite is a private retreat, featuring a luxury bath with double vanity, large shower, soaking tub and elegant updated lighting. Two walk-in closets, vaulted ceiling with a really cool fan and new plush carpeting make this a truly private Bedroom.

A bright sunroom just off the living room opens to a spacious paver patio with an awning, surrounded by professional landscaping and a full irrigation systemâ€”ideal for relaxing or entertaining outdoors. Completed with a retractable awning which has a wind sensor! This home has been lovingly maintained and thoughtfully updatedâ€”a true gem that combines timeless style, quality finishes, and an unbeatable setting.

HOA fee includes basic cable, high speed internet, phone, trash and snow removal, common grounds, indoor and out door pools meeting room, library, party rooms, billiards and game room & more. Tennis courts, pickleball court, bocce ball court, walking paths an much more. Putting green, security gate. Heritage Hunt has a wealth of amenities for its

residents and guests to enjoy. Some of those amenities include two clubhouses, two aquatic facilities, an 18-hole Arthur Hills golf course, a fitness center, dining facilities, and other recreation amenities. So whatever your recreation interest is, there is something for everyone to enjoy.

Built in 2006

Essential Information

MLS® #	VAPW2099616
Price	\$815,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,846
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Rancher, Colonial
Status	Active Under Contract

Community Information

Address	6816 Tred Avon Pl
Subdivision	HERITAGE HUNT
City	GAINESVILLE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	20155

Amenities

Amenities	Attic, CeilingFan(s), Recessed Lighting, Pantry, Soaking Tub, Walk-in Closet(s), Wood Floors, Entry Lvl BR, Bathroom - Walk-In Shower, Tub Shower, Chair Railing, Crown Molding, Master Bath(s), Shades/Blinds, Carpet, Formal/Separate Dining Room, Upgraded Countertops
Parking	Concrete Driveway
# of Garages	2

Garages	Garage Door Opener
View	Garden/Lawn, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Traditional
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Oven-Double, Refrigerator, Washer, Water Heater - High-Efficiency, Built-In Microwave, Icemaker, Range hood
Heating	Zoned
Cooling	Zoned, Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Fireplace - Glass Doors, Gas/Propane, Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick Front
Exterior Features	Awning(s), Gutter System, Udrgrd Lwn Sprnklr, Porch(es), Patio
Lot Description	Backs to Trees, Landscaping
Windows	Double Pane, Double Hung, Storm, Vinyl Clad, Casement, Screens
Roof	Shingle
Foundation	Slab

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 2nd, 2025
Days on Market	8
Zoning	PMR

Listing Details

Listing Office	Samson Properties
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Listing information last updated on October 19th, 2025 at 4:00am EDT