

\$775,000 - 13882 Cinch Ln, GAINESVILLE

MLS® #VAPW2099844

\$775,000

3 Bedroom, 3.50 Bathroom, 3,192 sqft
Residential on 0.17 Acres

HERITAGE HUNT, GAINESVILLE, VA

****Price Improvement!

Welcome to this beautifully maintained single-family home that perfectly balances comfort, character, and convenience. Offering 3 spacious bedrooms, including a main-level owner's suite with a private ensuite bath, this home is designed for both easy everyday living and effortless entertaining.

At the heart of the home, a striking three-sided stone fireplace anchors multiple living areas, creating a warm and inviting focal point you'll enjoy year-round. The chef's kitchen boasts an island, granite countertops, and plenty of space for gathering with family and friends.

Enjoy seamless indoor-outdoor living with a large deck ideal for summer barbecues or quiet mornings, plus a lower level that opens to a spacious patio—perfect for entertaining or simply unwinding.

But the home is only the beginning—this property is nestled within an award-winning resort-style community offering endless amenities:

3 lighted tennis courts

4-court bocce complex

5-court pickleball facility



18-hole championship golf course

A clubhouse with dine-in and take-out restaurant

A two-story fitness center with brand-new cardio equipment, dedicated studios for yoga & aerobics, locker rooms, and over a dozen weekly fitness programs

Whether you’re looking for an active lifestyle or a peaceful retreat, this home delivers both. Don’t miss this opportunity to live in a community where every day feels like a getaway.

Schedule your showing today and see why this property is the perfect place to call home!

Built in 2000

Essential Information

MLS® #	VAPW2099844
Price	\$775,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,192
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active Under Contract

Community Information

Address	13882 Cinch Ln
Subdivision	HERITAGE HUNT
City	GAINESVILLE

County	PRINCE WILLIAM-VA
State	VA
Zip Code	20155

Amenities

# of Garages	2
Garages	Garage Door Opener, Garage - Front Entry
Has Pool	Yes

Interior

Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Fully Finished, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Vinyl Siding
Foundation	Permanent

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	July 19th, 2025
Days on Market	67
Zoning	PMR

Listing Details

Listing Office	Coldwell Banker Elite
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Listing information last updated on October 19th, 2025 at 4:45am EDT