

\$849,900 - 6769 Arthur Hills Dr, GAINESVILLE

MLS® #VAPW2100308

\$849,900

4 Bedroom, 4.00 Bathroom, 5,410 sqft

Residential on 0.16 Acres

HERITAGE HUNT, GAINESVILLE, VA

Imagine arriving at your dream home on a stunning golf course, complete with every luxury you can imagine. As you step inside, youâ€™re greeted by an impressive great room adorned with soaring two-story ceilings and an elegant formal dining area. The great room seamlessly connects to a radiant sunroom, the perfect spot for savoring a cup of afternoon tea or a gathering area to play piano.

The gourmet kitchen is a chef's delight, featuring a breakfast bar and a cozy dining area that opens onto a large composite deckâ€”ideal for hosting summer BBQs and entertaining guests. This exquisite home boasts four spacious bedrooms, each with its own en-suite bathroom for ultimate privacy. The primary suite is a serene retreat, featuring a massive walk-in closet and a spa-like bathroom that exudes luxury. Home Feature also includes Water Purifier System and is Water Softener Ready!

Venture into the expansive basement, where thereâ€™s something for everyone. Enjoy intimate gatherings in the wine tasting room, catch the latest blockbuster in the stylish theater room, or stay fit in your own private gym. The bar area includes sink and refrigerator which is perfect for unwinding, and the recreation room is an excellent space for hosting lively parties. Plus, the dedicated hobby area is equipped with built-ins for your



creative projects. Beautiful dual sided fireplace! Basement Entertainment Haven “perfect for dancing, karaoke, or whatever your heart desires!

Rest assured, this home offers peace of mind with a newer roof, HVAC system, water heater, and deck. Don’t miss the chance to make this luxurious lifestyle yours!

Built in 2000

Essential Information

MLS® #	VAPW2100308
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	5,410
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Carriage House
Status	Active

Community Information

Address	6769 Arthur Hills Dr
Subdivision	HERITAGE HUNT
City	GAINESVILLE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	20155

Amenities

Amenities	CeilingFan(s), Walk-in Closet(s), Wood Floors
# of Garages	2
Garages	Garage - Front Entry
View	Golf Course

Has Pool	Yes
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Interior

Appliances	Built-In Microwave, Cooktop, Disposal, Exhaust Fan, Humidifier, Refrigerator, Water Heater, Air Cleaner
Heating	Central
Cooling	Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Fully Finished, Rear Entrance, Walkout Stairs
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Udgrd Lwn Sprnklr
Lot Description	Bcks-Opn Comm
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	July 25th, 2025
Days on Market	86
Zoning	RA

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty
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