

\$729,900 - 2283 River Birch Rd, DUMFRIES

MLS® #VAPW2100452

\$729,900

4 Bedroom, 3.50 Bathroom, 3,012 sqft

Residential on 0.14 Acres

POTOMAC SHORES, DUMFRIES, VA

Incredible Opportunity in Potomac Shores – Lowest Priced Single Family Home with 3,476 total SQFT! A rare find in this sought-after, amenity-rich community! This beautifully designed 4-bedroom, 3.5-bath home offers modern comfort, smart features, and flexible living spaces to suit your lifestyle. Step inside to an open-concept layout filled with natural light. Just off the foyer, a spacious flex room awaits—perfect as a home office, formal sitting room, or playroom. The heart of the home features a gourmet kitchen with a large center island, breakfast bar, and sunny morning room, all open to a family room with built-in speakers and a mounted TV, amp, and subwoofer that convey—ideal for everyday enjoyment and entertaining. Tucked behind the kitchen is a mudroom with access to a 2-car garage equipped with a dedicated 50 AMP outlet for EV charging. Upstairs, the owner’s suite includes a bathroom with dual sinks, a walk-in shower with multiple showerheads, and a spacious walk-in closet. You’ll also find three additional bedrooms, a full bath, and laundry room on this level. The finished WALKOUT basement features a large rec room and full bath, plus a sizable unfinished space that can be used for storage, a gym, or a workshop. Enjoy a FLAT, FENCED, backyard—perfect for outdoor fun or pets. Energy-efficient features include Low-E windows, energy-saving appliances, a high-efficiency HVAC system, and Hardi Plank siding—helping to keep utility costs down.



Residents of Potomac Shores enjoy access to resort-style amenities for \$200/month, including high-speed internet, a state-of-the-art fitness center, three pools, wooded trails, a canoe/kayak launch, the Potomac Shores Golf Course and Tidewater Grill, and a full calendar of events. The community is also home to several schools and the Ali Krieger Sports Complex. With the new Town Center and VRE station under construction, this is not only a wonderful place to live—it's a smart investment in your future. Priced to sell and full of value!

Built in 2018

Essential Information

MLS® #	VAPW2100452
Price	\$729,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,012
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Coastal, Craftsman
Status	Active Under Contract

Community Information

Address	2283 River Birch Rd
Subdivision	POTOMAC SHORES
City	DUMFRIES
County	PRINCE WILLIAM-VA
State	VA
Zip Code	22026

Amenities

Amenities	Tub Shower, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Pantry, Recessed Lighting, Sprinkler System, Walk-in Closet(s), Wood Floors
Utilities	Under Ground
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage Door Opener, Inside Access, Garage - Front Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Energy Star Appliances, Ice maker, Refrigerator, Stove, Stainless Steel Appliances, Washer, Water Heater
Heating	Energy Star Heating System, Forced Air, Programmable Thermostat
Cooling	Ceiling Fan(s), Central A/C, Energy Star Cooling System, Programmable Thermostat
Has Basement	Yes
Basement	Daylight, Full, Partially Finished, Poured Concrete, Rear Entrance, Walkout Level, Windows
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Exterior Features	Bump-outs, Sidewalks, Porch(es), Aluminum, Fenced-Rear
Lot Description	Backs to Trees, Bcks-Opn Comm, Level, Private, Rear Yard
Windows	Energy Efficient, ENERGY STAR Qualified, Low-E, Screens
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
Elementary	COVINGTON-HARPER
Middle	POTOMAC SHORES
High	POTOMAC

Additional Information

Date Listed	August 12th, 2025
Days on Market	21
Zoning	PMR

Listing Details

Listing Office KW United

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