

\$785,000 - 11109 Ravine Dr, MANASSAS

MLS® #VAPW2101152

\$785,000

4 Bedroom, 2.50 Bathroom, 3,778 sqft

Residential on 3.05 Acres

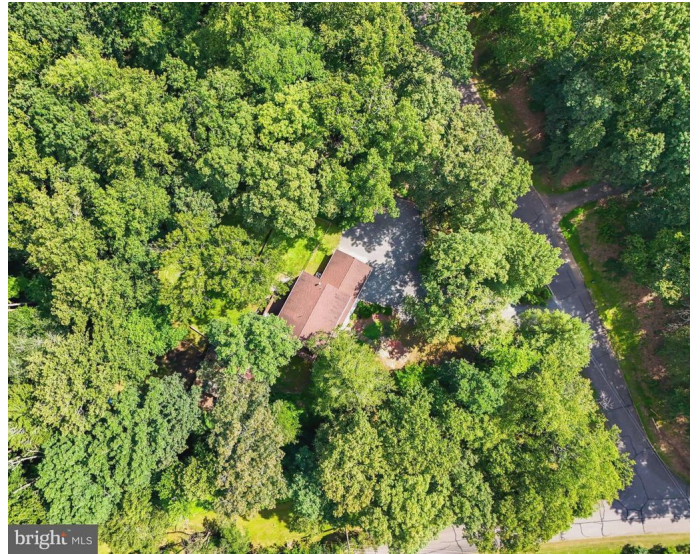
RAINTREE, MANASSAS, VA

Dreaming of country living without sacrificing urban convenience? Welcome to 11109 Ravine Drive—a unique lifestyle property offering space, serenity, and a true connection to nature, all within commuting distance to Washington, D.C. Perfectly situated in the highly desirable Raintree Subdivision, this beautiful home sits on 3 acres of privacy and potential. It's ideal for a micro farm, private family compound, or anyone seeking room to grow and explore.

OPEN HOUSE AUG 23rd & 24th

This home is approved for a VA assumable loan at an incredible 2.5% interest rate, presenting an exceptional financial opportunity for eligible buyers. The property has been transformed into a park-like retreat, previously used for outdoor education and wellness, and now thoughtfully enhanced with features including a custom-built treehouse, archery range, pergola, and a fully functional chicken coop for fresh eggs and sustainable living. A long, tree-lined driveway offers a grand and private entrance, with ample space to add a pool or expand.

Inside, the home is filled with warmth and functionality. The bright, sun-filled living room features a newly upgraded wood-burning fireplace and a well-maintained chimney. The spacious kitchen opens to a large rear deck overlooking serene, wooded views, while the



formal dining room connects to a screened-in porch for year-round enjoyment. A main-level home office or flex space adds versatility. Upstairs offers four generously sized bedrooms, including a renovated primary suite with custom closets and a spa-like ensuite bathroom. A full hallway bath and an expanded laundry room with added square footage complete the upper level.

The fully finished walkout basement includes a newly added full bathroom, a bonus guest room, and an expansive recreation area perfect for a home gym, media room, or multi-generational living.

Notable updates include all new windows in 2019, a new garage door in 2023, a roof replacement in 2017, water treatment system added in 2020, screened gutters installed in 2020, and a custom chicken coop built in 2019.

Located just a short drive from D.C., this property offers easy access to the VRE train, Quantico Marine Corps Base, Fort Belvoir, George Mason University, and Manassas Regional Airport. If you're searching for a country retreat with modern comforts and unbeatable access to Northern Virginia's top destinations

Built in 1982

Essential Information

MLS® #	VAPW2101152
Price	\$785,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,778

Acres	3.05
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	11109 Ravine Dr
Subdivision	RAINTREE
City	MANASSAS
County	PRINCE WILLIAM-VA
State	VA
Zip Code	20111

Amenities

Amenities	Chair Railing, Crown Molding, Master Bath(s), Wood Floors, Recessed Lighting
Utilities	Propane, Water Available
# of Garages	2
Garages	Garage - Front Entry
View	Trees/Woods

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Oven/Range-Gas, Refrigerator, Stove, Washer
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Outside Entrance, Rear Entrance, Daylight, Partial, Full, Fully Finished, Heated, Improved, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick
# of Stories	3
Stories	3

Exterior

Exterior	Combination, Brick and Siding
Exterior Features	Extensive Hardscape, Deck(s), Patio, Porch(es), Fenced-Rear
Lot Description	Backs to Trees, Corner Lot, Landscaping, Stream/creek, Vegetation Planting, Secluded, Private
Windows	Screens
Roof	Architectural Shingle
Foundation	Permanent

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	August 7th, 2025
Days on Market	34
Zoning	A1

Listing Details

Listing Office	TTR Sotheby's International Realty
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Listing information last updated on October 19th, 2025 at 10:15pm EDT