

\$750,000 - 13879 Crabtree Way, GAINESVILLE

MLS® #VAPW2101280

\$750,000

4 Bedroom, 3.00 Bathroom, 3,151 sqft

Residential on 0.20 Acres

HERITAGE HUNT, GAINESVILLE, VA

Nestled in the prestigious Heritage Hunt Golf & Country Club, a vibrant 55+ Active Adult Community, this stunning Yardley model home combines sophisticated living with resort-style amenities. Enjoy golf, pickleball, bocce, tennis, walking trails, and more in this dynamic neighborhood. The home's striking stone and vinyl siding exterior, unique side entrance, and expansive Trex deck with a screened-in area create an ideal setting for relaxation or entertaining.

Inside, the main level dazzles with gleaming hardwood floors, premium carpeting, neutral paint, and crisp white trim. Architectural details like crown molding, chair rail, and floor-to-ceiling columns enhance the sun-filled Living Room. The Formal Dining Room, illuminated by a chic chandelier, flows effortlessly into the Gourmet Kitchen, featuring a center island, Corian countertops, stainless steel appliances, and a cozy Breakfast Nook. The airy Family Room, with vaulted ceilings, a ceiling fan, and generous wall space, opens to the oversized deck and beautifully landscaped backyard with an in-ground irrigation system—a perfect yard for quiet outdoor gatherings.

The serene Primary Suite offers a spacious walk-in closet and a luxurious en-suite bathroom with a double vanity and a newly renovated tile shower. Two additional bedrooms and a full hall bathroom provide ample space for guests. The newly carpeted Lower Level is an entertainer's dream,



featuring a large Rec Room, a legal 4th bedroom, a 3rd full bathroom, and a sizable utility room with an updated water heater, abundant storage, and walk-out access to the rear yard.

Heritage Hunt’s exceptional amenities include a clubhouse with a restaurant and bar, indoor and outdoor pools, pickleball, bocce, and tennis courts, all just a short stroll from the home. Conveniently located near major commuting routes and the Virginia Gateway Center for shopping and dining, this impeccably maintained home offers the perfect blend of elegance, comfort, and an active lifestyle. Schedule your visit today!

OFFERING A PAINT/CARPET ALLOWANCE

Built in 2001

Essential Information

MLS® #	VAPW2101280
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,151
Acres	0.20
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	13879 Crabtree Way
Subdivision	HERITAGE HUNT
City	GAINESVILLE
County	PRINCE WILLIAM-VA
State	VA

Zip Code	20155
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Amenities

Amenities	Carpet, CeilingFan(s)
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener

Interior

Appliances	Dishwasher, Disposal, Dryer, Stove, Refrigerator, Built-In Microwave
Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Deck(s), Porch-screened
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 22nd, 2025
Days on Market	30
Zoning	PMR

Listing Details

Listing Office	Samson Properties
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