

\$1,050,000 - 12208 Sour Gum Ct, GAINESVILLE

MLS® #VAPW2101514

\$1,050,000

5 Bedroom, 4.50 Bathroom, 4,817 sqft

Residential on 0.24 Acres

BROAD RUN OAKS, GAINESVILLE, VA

Nestled in the prestigious Broad Run Oaks community, this exquisite 5-bedroom, 4.5-bathroom residence offers a harmonious blend of luxury and comfort, perfect for those seeking an elevated lifestyle. This home showcases impeccable craftsmanship and modern amenities throughout its expansive 5300+ square feet. Step inside to discover a warm and inviting interior adorned with elegant updated features. The gourmet kitchen is a chef's dream, equipped with stainless steel appliances, a double wall oven, and a spacious island that invites culinary creativity. The barn door pantry adds convenience for entertaining, while the open floor plan seamlessly connects the kitchen to the family room, creating an ideal space for gatherings. Rich hardwood floors, crown moldings, and recessed lighting enhance the ambiance, while the cozy gas fireplace with a stone mantel serves as a focal point in the family room. Furthermore, there is a main level office space with French doors for privacy as well as a Palladian sunroom which completes this level. Retreat to the luxurious primary suite, complete with a premiere walk-in closet with designer selected built in for efficient and easy visuals of all clothing and accessories. Spa-like en-suite bathroom features an over sized walk-in shower and dual basin sink vanities and private water closet. Each additional bedroom offers ample space, private bathroom and a Jack and Jill bathroom for comfort, ensuring everyone has their own



sanctuary. The fully finished basement provides additional living space, perfect for a home theater or game room, full bathroom and ample storage space. The elite bonus in the basement is an over 2000 bottle wine cellar and tasting space. The exterior of the home is a golf enthusiasts dream showcasing a professional 60 x 20 putting green and accessories, extensive hardscaping, a beautifully landscaped yard, and multiple outdoor living spaces, including a low maintenance deck and flag stone patio, perfect for al fresco dining or relaxing with a book. The property backs onto serene neighboring private parkland providing a tranquil backdrop. Enjoy the community amenities, including an outdoor pool, basketball courts, and sidewalks, all just steps away. Located in a suburban oasis, this home offers easy access to commuter lots and rail stations, making it ideal for those who commute while still enjoying the peace of a residential neighborhood. The attached oversized garage and ample driveway parking ensure convenience for you and your guests. This property is not just a home; it's a lifestyle. Experience the perfect blend of luxury, comfort, and community in Broad Run Oaks, where every detail has been meticulously crafted for your enjoyment. Don't miss the opportunity to make this stunning residence your own.

Built in 2008

Essential Information

MLS® #	VAPW2101514
Price	\$1,050,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,817

Acres	0.24
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active Under Contract

Community Information

Address	12208 Sour Gum Ct
Subdivision	BROAD RUN OAKS
City	GAINESVILLE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	20155

Amenities

Amenities	Attic, Stall Shower, Tub Shower, Bathroom - Walk-In Shower, Butlers Pantry, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry, Recessed Lighting, Walk-in Closet(s), Shades/Blinds, Wine Storage, Wood Floors
Utilities	Electric Available, Natural Gas Available, Sewer Available, (C) Other, Water Available
Parking	Asphalt Driveway, Paved Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access, Oversized, Other
View	Trees/Woods, Other
Has Pool	Yes

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Oven-Wall, Oven-Double, Refrigerator, Stainless Steel Appliances, Washer
Heating	Central, Forced Air, Heat Pump(s), Programmable Thermostat, Other
Cooling	Central A/C, Ceiling Fan(s), Programmable Thermostat
Has Basement	Yes
Basement	Daylight, Full, Full, Fully Finished, Improved, Heated, Outside Entrance, Interior Access, Rear Entrance, Other
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s), Stone, Other
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding, Stone
Exterior Features	Bump-outs, Extensive Hardscape, Exterior Lighting, Flood Lights, Gutter System, Lawn Sprinkler, Sidewalks, Udrgrd Lwn Sprnklr, Other, Deck(s), Patio, Porch(es), Fenced-Invisible, Fence
Lot Description	Adjoins - Open Space, Bcks-Opn Comm, Bcks-Prklnd, Backs to Trees, Cul-de-sac, Front Yard, Private, Rear Yard, Other
Windows	Vinyl Clad
Roof	Asphalt, Architectural Shingle
Foundation	Concrete Perimeter, Other

School Information

District	Prince William County Public Schools
Elementary	PINEY BRANCH
Middle	GAINESVILLE
High	GAINESVILLE

Additional Information

Date Listed	August 20th, 2025
Days on Market	6
Zoning	R4

Listing Details

Listing Office	Weichert, REALTORS
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Listing information last updated on October 18th, 2025 at 4:15pm EDT