

\$715,000 - 17233 Branched Oak Rd, DUMFRIES

MLS® #VAPW2101640

\$715,000

4 Bedroom, 3.50 Bathroom, 2,808 sqft
Residential on 0.05 Acres

POTOMAC SHORES, DUMFRIES, VA

Seller concessions offered, so don't wait for new construction and be in the hustle and bustle of all that comes with that. Come and see the only currently available 4-level, 4-bedroom, 3.5-bath 2-car garage townhome with a rare, front-row view of the 18th hole on the Jack Nicklaus-designed Potomac Shores Golf Course AND winter water view! The entry level features a versatile fourth bedroom with a full bath—ideal for guests or a private home office. The main level showcases an open-concept layout with hardwood floors throughout, a light-filled gathering room, inviting café, and a chef's kitchen boasting a quartz center island, premium stainless steel appliances, gas cooktop with vented hood, built-in buffet with upper cabinets, oversized walk-in pantry, and direct access to a deck perfect for morning coffee or evening grilling. Upstairs, the tranquil primary suite offers a spacious walk-in shower with upgraded tile and generous custom, walk-in closet, accompanied by two additional bedrooms, a full bath, and laundry. The top-level loft retreat leads to a private rooftop terrace with a gas line and hose bib—perfect for cozy evenings around a fire table and easy plant care—while offering panoramic golf course view, stunning sunsets, and winter water views. The \$200/month HOA covers high-speed internet, trash, and access to premier amenities including the golf course, clubhouse, over nine miles of trails, kayak launch, community gardens, three pools,



Fitness Barn, Social Barn, and a calendar full of year-round activities. With on-site schools, sports facilities, Central Park, construction of the VRE station and future plans for town center, plus easy commutes to Quantico, Ft. Belvoir, and the Pentagon, this beautifully appointed home combines luxury, location, and lifestyle in one perfect package.

Built in 2020

Essential Information

MLS® #	VAPW2101640
Price	\$715,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,808
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Coastal
Status	Active

Community Information

Address	17233 Branched Oak Rd
Subdivision	POTOMAC SHORES
City	DUMFRIES
County	PRINCE WILLIAM-VA
State	VA
Zip Code	22026

Amenities

Amenities	Bathroom - Walk-In Shower, Tub Shower, Carpet, CeilingFan(s), Entry Lvl BR, Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Under Ground

Parking	Paved Parking
# of Garages	2
Garages	Garage - Rear Entry, Garage Door Opener
View	Golf Course, Trees/Woods, River
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Energy Star Appliances, Icemaker, Oven-Wall, Refrigerator
Heating	90% Forced Air, Energy Star Heating System, Programmable Thermostat
Cooling	Ceiling Fan(s), Central A/C, Energy Star Cooling System, Programmable Thermostat
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding, HardiPlank
Exterior Features	Sidewalks, Roof Deck, Deck(s), Terrace
Windows	Energy Efficient, Low-E, Screens
Roof	Asphalt
Foundation	Slab

School Information

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

Additional Information

Date Listed	August 21st, 2025
Days on Market	61
Zoning	PMD

Listing Details

Listing Office	KW United
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