

\$715,000 - 1857 Shadding Bay Ln, DUMFRIES

MLS® #VAPW2102966

\$715,000

3 Bedroom, 2.50 Bathroom, 3,330 sqft
Residential on 0.05 Acres

POTOMAC SHORES, DUMFRIES, VA

Set in the resort-style Potomac Shores community, this beautifully updated, 3,330 square foot four-level townhome blends modern finishes with thoughtful upgrades while offering a stunning view of the Potomac River and access to all the amenities in one of Northern Virginia's most desirable neighborhoods. Designed for modern living, the property combines everyday functionality with elegant spaces, making it a truly move-in ready opportunity for its next owners. Hardwood floors span every level of the home, creating a warm and cohesive flow. Custom Plantation Shutters, another major upgrade, enhance both style and privacy while allowing natural light to fill the space. The spacious, open living and dining areas are ideal for hosting friends and family, while the kitchen stands out with quartz countertops, stainless steel appliances, and a rebuilt pantry with wooden shelving for organization and storage. A new premium refrigerator, updated lighting, and thoughtful layout ensure this kitchen is as practical as it is beautiful. Upstairs, the owner's suite offers a retreat-like experience with a custom master closet system, giving abundant storage and organization. The ensuite bath has been refreshed with a frameless glass shower door, new fixtures, and upgraded lighting, creating a spa-like environment. The two additional bedrooms are generously sized, each with new ceiling fans, and share a full bath that benefits from recent updates including modern



lighting and new toilets. Fresh paint throughout the entire home ties the spaces together with a crisp, clean look. The finished entry level adds flexibility for a variety of uses. It includes a dedicated office that could easily be converted into a fourth bedroom, plus a fully finished flex space with rough-in plumbing that allows for the addition of a third full bathroom. Outdoors, a composite deck off the kitchen extends the living space for grilling, entertaining, or simply enjoying the peaceful setting and the 4th level features a sweeping veranda with a view of the Potomac River that is absolutely perfect for entertaining family and friends! Added features include a replaced front entry door, a showroom-style garage floor with upgraded door system, rebuilt storage areas, and an exterior camera system that offers security and peace of mind. Since 2021, the owners have thoughtfully invested more than \$60,000 in improvements, including hardwood flooring, plantation shutters, upgraded lighting, a rebuilt pantry, new appliances, custom closet systems, fresh paint, ceiling fans, bathroom updates, and enhanced storage solutions. Additional system updates include vent cleaning performed in both 2021 and 2024, and ongoing maintenance that underscores the pride of ownership throughout. Beyond the home itself, Potomac Shores offers residents a resort-style lifestyle complete with the Shores Club-featuring multiple swimming pools, fitness barn, social barn, community garden, and event lawn—plus a Jack Nicklaus Signature Golf Course, expansive sports complex, miles of scenic riverfront trails, and a brand new and soon to open VRE station within in walking distance for this beautiful townhome as well as an upcoming Marketplace . With amenities designed for relaxation, recreation, and convenience, Potomac Shores is more than a neighborhood—it's a lifestyle. This home is truly beautiful and you have to see it to believe

it!

Built in 2018

Essential Information

MLS® #	VAPW2102966
Price	\$715,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,330
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Coastal
Status	Active

Community Information

Address	1857 Shadding Bay Ln
Subdivision	POTOMAC SHORES
City	DUMFRIES
County	PRINCE WILLIAM-VA
State	VA
Zip Code	22026

Amenities

Amenities	Built-Ins, Recessed Lighting
Utilities	Under Ground
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage Door Opener, Garage - Rear Entry, Inside Access
View	Scenic Vista, Water, River
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
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Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer - Electric, Energy Star Appliances, ENERGY STAR Clothes Washer, Microwave, Oven-Wall, Range hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central A/C, Programmable Thermostat, Zoned
# of Stories	4
Stories	4

Exterior

Exterior	HardiPlank, Brick and Siding
Exterior Features	Roof Deck, Sidewalks, Street Lights, Roof Deck, Terrace, Balcony, Patio
Lot Description	Lot Premium, No thru street
Windows	Double Hung, Screens, Vinyl Clad
Roof	Asphalt
Foundation	Slab

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
High	POTOMAC

Additional Information

Date Listed	September 5th, 2025
Days on Market	45
Zoning	PMD

Listing Details

Listing Office	EXP Realty, LLC
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