

\$974,777 - 13531 Accord Ct, GAINESVILLE

MLS® #VAPW2103592

\$974,777

4 Bedroom, 3.50 Bathroom, 4,394 sqft

Residential on 0.52 Acres

OAK VALLEY, GAINESVILLE, VA

PRICE ADJUSTMENT Nestled in the heart of the highly sought-after Oak Valley neighborhood AND Battlefield H.S. District. This stunning three-level colonial home stands as a testament to thoughtful maintenance, tasteful updates, and enduring charm. From the moment you arrive, youâ€™™ll be welcomed by a picturesque setting designed for both relaxation and vibrant living. This property is not just a houseâ€™™itâ€™™s a lifestyle, offering the perfect blend of peaceful retreat and accessible convenience for todayâ€™™s discerning homeowner. The curb appeal of this home is immediately apparent as you approach along the quiet, tree-lined street. Mature landscaping frames the facade, drawing the eye to the charming front porch. Here, youâ€™™ll envision countless evenings spent unwinding with a book or greeting neighbors from your vantage point overlooking the community. Step further and discover an expansive screened porch, a true highlight of the home, added in 2016. This versatile space provides a serene setting for casual gatherings, alfresco meals, or simply enjoying the changing seasons shielded from the elements. The porch becomes a natural extension of the living area, blurring the line between indoor comfort and outdoor pleasure. Beyond the screened porch lies a backyard that is both vast and thoughtfully fenced, ensuring privacy and security. The level terrain offers ample room for recreationâ€™™imagine



children running freely, pets exploring, or hosting summer barbecues under the open sky. Whether you dream of gardening, installing a playset, or simply relaxing in the sun, this backyard meets every expectation. Entering the home, youâ€™re greeted by the glow of hickory hardwood flooring. The natural grain and rich tones of the flooring create an inviting ambiance, balancing modern updates with classic appeal.

The spacious living room is an oasis for family life and entertaining. Large windows fill the space with natural light, highlighting the architectural features and inviting you to settle in. The floor plan flows seamlessly into the formal dining room, offering an ideal setting for holiday gatherings or intimate dinners.

The kitchen has been thoughtfully remodeled to meet the needs of both aspiring chefs and busy families. Updated cabinetry provides abundant storage and complements the sleek granite countertops, which offer a durable and elegant workspace. A stylish backsplash adds a pop of contemporary flair, while the center island serves as both a practical prep area and a social hub for casual meals or conversation. Whether youâ€™re preparing a weeknight dinner or hosting friends for brunch, this kitchen is equipped for every occasion. Modern appliances, ample lighting, and a spacious layout ensure cooking is a pleasure, not a chore.

Ascend the staircase to the upper level, where comfort and privacy reign. The primary bedroom is a true sanctuary, featuring ample space for a king-size bed. A brand-new, fully remodeled en-suite bathroom (2023) offers a spa-like experience, boasting contemporary fixtures, custom tilework, and thoughtful design.

Three additional bedrooms on this level provide flexible accommodations for family, guests, or home office needs. An updated hall bathroom ensures convenience and comfort

for all, with stylish finishes and practical storage.

The finished lower level with full bathroom expands the home’s living and entertaining options even further. At its heart is a wet bar”perfect for hosting game nights, movie marathons, or celebrations with friends. Commuting is a breeze!

UPDATES: DOUBLE OVEN (2024), LIVING ROOM WOOD FLOOR (2024), AIR DUCT CLEANING (2023)

OWNERS FAVORITE FEATURES: SCREENED-IN PORCH, BIG AND FLAT BACKYARD, PLAYGROUND 150 FEET AWAY FROM HOME, GAS COOKTOP, PIANO TEACHER NEIGHBOR AND ALSO GOLF INSTRUCTOR NEIGHBOR, LOCATION (GAINESVILLE/HAYMARKET TOWN). Price adjustment has been done. See the new price.....

Built in 2001

Essential Information

MLS® #	VAPW2103592
Price	\$974,777
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,394
Acres	0.52
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	13531 Accord Ct
Subdivision	OAK VALLEY

City	GAINESVILLE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	20155

Amenities

Amenities	Bar, CeilingFan(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors, Attic/House Fan
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener

Interior

Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Exhaust Fan, Microwave, Oven-Double, Refrigerator, Stainless Steel Appliances
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Poured Concrete
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Porch(es), Porch-screened, Fenced-Rear
Lot Description	Corner Lot, Private
Foundation	Concrete Perimeter

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 11th, 2025
Days on Market	38
Zoning	SR1

Listing Details

Listing Office	Corcoran McEneaney
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