

\$196,000 - 1602 Renate Dr #302, WOODBRIDGE

MLS® #VAPW2103994

\$196,000

1 Bedroom, 1.00 Bathroom, 731 sqft

Residential on 0.00 Acres

OCCOQUAN RIDGE, WOODBRIDGE, VA

TOP FLOOR BALCONY CONDO! BALCONY CONDO WITH BEAUTIFUL VIEWS HIGH ABOVE THE DOWNTOWN OF OCCOQUAN, 731 SQFT WITH 5 LIVING AREAS ON THE 3RD FLOOR, INTERIOR CORRIDOR, SHORT STAIRCASE FLIGHTS! EASY PARKING AT THE END OF THE CUL-DE-SAC, LARGE OPEN COMMON AREA WITH SIDEWALKS, TREES AND TOT LOT. WALK TO DOWNTOWN OCCOQUAN, A VIBRANT RIVERFRONT TOWN LOCATED 20 MILES SOUTH OF WASHINGTON DC, WITH JUST OVER 1,100 RESIDENTS, INCLUDING AWARD WINNING RESTUARANTS, SHOPPING, ENTERTAINMENT, PARKS, NIGHTLIFE, SHOPS, SALONS & BOUTIQUES. CLOSE TO VRE TRAIN TO DC, AT THE OCCOQUAN EXIT OF I-95. ALL UTILITIES INCLUDED IN CONDO FEE. WELCOME TO THIS CHARMING ONE-BEDROOM, ONE-BATHROOM CONDO, OFFERING BOTH COMFORT AND CONVENIENCE IN A PRIME LOCATION. STEP INTO A WELL-MAINTAINED SPACE FILLED WITH NATURAL LIGHT, WHERE THE OPEN LAYOUT CREATES A SEAMLESS FLOW BETWEEN THE LIVING AND DINING AREAS, PERFECT FOR RELAXING OR ENTERTAINING. THE GOURMET KITCHEN FEATURES STAINLESS STEEL APPLIANCES AND AMPLE COUNTER SPACE, WHILE THE SPACIOUS BEDROOM PROVIDES A SERENE ESCAPE WITH



PLENTY OF CLOSET STORAGE. ENJOY THE PRIVATE BALCONY, A PEACEFUL OUTDOOR RETREAT IDEAL FOR SIPPING YOUR MORNING COFFEE OR UNWINDING IN THE EVENINGS. THE UPDATED BATHROOM ADDS A TOUCH OF STYLE AND COMFORT, COMPLETING THIS MOVE-IN READY HOME.

THIS CONDO IS PERFECT FOR A FIRST-TIME BUYER, A COZY RETREAT, OR ANYONE SEEKING A LOW-MAINTENANCE LIFESTYLE. ALL UTILITIES ARE INCLUDED IN THE CONDO FEE—ELECTRIC, GAS, WATER, SEWER, TRASH, HEATING, COOLING, AND BASIC CABLE—MAKING EVERYDAY LIVING SIMPLE AND AFFORDABLE. THE COMMUNITY OFFERS EXCEPTIONAL AMENITIES, INCLUDING A SWIMMING POOL, COMMUNITY ROOM, PLAYGROUND EQUIPMENT, SIDEWALKS, MATURE TREES, AND ON-SITE MAINTENANCE. LAUNDRY FACILITIES ARE CONVENIENTLY LOCATED IN THE BUILDING, AND RESIDENTS ENJOY EASY PARKING AT THE END OF A QUIET CUL-DE-SAC.

LOCATED JUST A SHORT WALK TO HISTORIC OCCOQUAN, YOU'LL FIND SHOPPING, WATERFRONT RESTAURANTS, ART GALLERIES, NIGHTLIFE, AND THE OCCOQUAN HARBOR MARINA RIGHT AT YOUR DOORSTEP. THIS VIBRANT RIVERFRONT TOWN, ONLY 20 MILES SOUTH OF WASHINGTON, D.C., IS HOME TO MORE THAN 80 SMALL AND FAMILY-OWNED BUSINESSES, AWARD-WINNING DINING, BOUTIQUES, AND CULTURAL ATTRIBUTES. COMMUTERS WILL APPRECIATE QUICK ACCESS TO I-95, ROUTE 123, ROUTE 1, THE VRE TRAIN STATION, AND COMMUTER LOTS, WHILE

NEARBY POTOMAC MILLS MALL, SENTARA HOSPITAL, AND KAISER PROVIDE ADDED CONVENIENCE.

DON'T MISS THIS FANTASTIC OPPORTUNITY TO OWN A BEAUTIFULLY MAINTAINED CONDO IN A SOUGHT-AFTER COMMUNITY THAT OFFERS BOTH RELAXATION AND CONVENIENCE. SCHEDULE YOUR SHOWING TODAY AND EXPERIENCE ALL THAT LIFE IN OCCOQUAN HAS TO OFFER.

Built in 1968

Essential Information

MLS® #	VAPW2103994
Price	\$196,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	731
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Contemporary
Status	Active

Community Information

Address	1602 Renate Dr #302
Subdivision	OCCOQUAN RIDGE
City	WOODBIDGE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	22192

Amenities

Amenities	Built-Ins, Carpet, Walk-in Closet(s), Shades/Blinds
Utilities	Cable TV Available

Parking	Unassigned
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Refrigerator, Stove
Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Extensive Hardscape, Exterior Lighting, Play Area, Sidewalks, Street Lights, Balcony
Lot Description	Bcks-Opn Comm

School Information

District	Prince William County Public Schools
Elementary	OCCOQUAN
Middle	LYNN
High	WOODBIDGE

Additional Information

Date Listed	September 11th, 2025
Days on Market	39
Zoning	R16

Listing Details

Listing Office	Forescue Realty LLC
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