

\$729,999 - 10747 River Run Dr, MANASSAS

MLS® #VAPW2104088

\$729,999

4 Bedroom, 3.50 Bathroom, 3,492 sqft

Residential on 0.58 Acres

OCCOQUAN FOREST, MANASSAS, VA

A Private Woodland Retreat with Trail Access to the Occoquan â€” Move-In Ready & Full of Character!

Escape the ordinary and step into serenity at 10747 River Run Dr, a 3,492 sq ft custom residence tucked into one of Northern Virginiaâ€™s most enchanting communities. Imagine sipping your morning coffee on the expansive deck, surrounded by songbirds and trees â€” then following your own backyard trail that connects to the neighborhood path leading directly to the private Occoquan Reservoir park with a boat ramp, floating dock, and fishing pier just minutes away.

This is not just a home â€” itâ€™s a lifestyle.

â€¢ Turnkey condition â€” freshly painted interior, brand new carpet, and major systems updated (HVAC, roof, and water heater)

â€¢ Indoor/outdoor harmony â€” oversized deck, two firepits, curated landscaping, and treed privacy with open spaces for entertaining

â€¢ Trail & park access â€” your backyard trail links to the communityâ€™s nature network with direct access to the Occoquan Reservoir, dog park, pavilion, and walking paths

â€¢ Distinctive architecture â€” Occoquan Forest is known for its unique homes, wooded serenity, and welcoming neighborhood events

â€¢ Commuter convenience â€” easy access to Manassas, Woodbridge, and major commuter routes; 35 minutes to Tysons, 45 to DC



Motivated Seller – Bring Your Best Offer

Whether you’re enjoying a quiet evening by the firepit, unwinding on the deck, or walking to the water for an early paddle, this home blends nature, community, and convenience in one exceptional setting. Experience Occoquan Forest living at its most peaceful – and move-in ready.

Ask about the assignable VA loan.

Built in 1977

Essential Information

MLS® #	VAPW2104088
Price	\$729,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,492
Acres	0.58
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Mid-Century Modern, Colonial
Status	Active

Community Information

Address	10747 River Run Dr
Subdivision	OCCOQUAN FOREST
City	MANASSAS
County	PRINCE WILLIAM-VA
State	VA
Zip Code	20112

Amenities

Amenities	Carpet, Pantry, Master Bath(s), Wood Floors, Washer/Dryer Hookup
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Parking	Crushed Stone
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Oversized
View	Trees/Woods

Interior

Interior Features	Floor Plan-Traditional, Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Oven/Range-Electric, Six burner stove, Water Heater
Heating	Forced Air, Heat Pump - Electric BackUp
Cooling	Central A/C, Heat Pump(s)
Has Basement	Yes
Basement	Fully Finished, Full, Other, Interior Access, Walkout Stairs
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick, Screen
# of Stories	3
Stories	3

Exterior

Exterior	Wood, Brick and Siding
Exterior Features	Deck(s)
Lot Description	Backs to Trees, Trees/Wooded, Poolside
Foundation	Slab

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
Elementary	SIGNAL HILL
Middle	PARKSIDE
High	OSBOURN PARK

Additional Information

Date Listed	September 12th, 2025
Days on Market	39
Zoning	A1

Listing Details

Listing Office	Blackwell & Associates, LLC.
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