

# \$585,000 - 7804 Old Carolina Rd, GAINESVILLE

MLS® #VAPW2104158

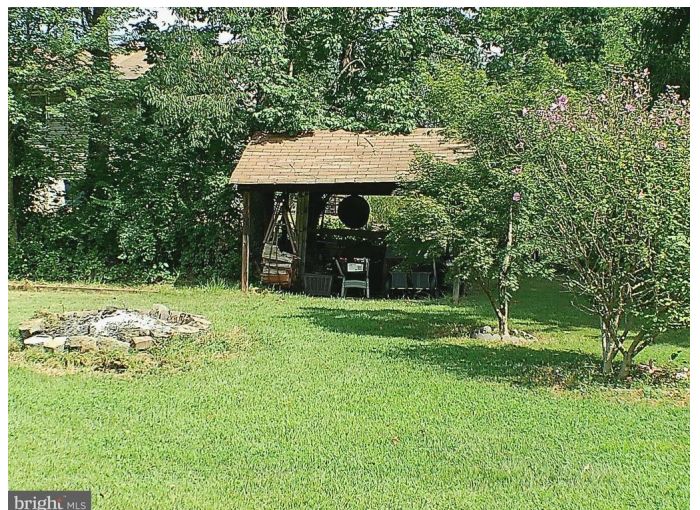
**\$585,000**

4 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.74 Acres

BLUE RIDGE FARMS, GAINESVILLE, VA

Contact Co Listing agent Jo Waye with questions and showing questions. Nestled in the serene enclave of Blue Ridge Farms, this exquisite ranch-style residence offers a harmonious blend of timeless elegance and modern comfort. Built in 1954, this charming home exudes character while providing the perfect canvas for your personal touch. With 1,200 square feet of thoughtfully designed living space, this property invites you to experience a lifestyle of tranquility and sophistication. As you approach the home, the classic brick and stone faade welcomes you with warmth and charm. Step inside to discover a cozy living area, highlighted by a stunning fireplace that serves as the heart of the home, perfect for intimate gatherings or quiet evenings spent unwinding with a good book. The open layout seamlessly connects the living space to the rest of the home, creating an inviting atmosphere that encourages relaxation and connection. The property boasts a 2 car detached garage. There is ample space for up to four additional vehicles in the driveway. While the home does not feature a pool, the expansive outdoor space offers endless possibilities for creating your own private oasis. Imagine lush gardens, a tranquil patio for al fresco dining, or a serene retreat for morning coffee as you soak in the beauty of your surroundings. Located in a peaceful neighborhood, this residence provides a perfect balance of privacy and community. Enjoy leisurely strolls through the



picturesque streets of Blue Ridge Farms, where nature and tranquility abound. The area is known for its friendly atmosphere and close-knit community, making it an ideal place to call home. This property is not just a house; it's an invitation to a lifestyle filled with comfort, elegance, and the joy of home. Whether you're looking to create lasting memories or simply enjoy the finer things in life, this charming ranch-style residence is ready to welcome you home. Embrace the opportunity to make this exquisite property your own and experience the unparalleled lifestyle that Blue Ridge Farms has to offer.

Built in 1954

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | VAPW2104158 |
| Price          | \$585,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,200       |
| Acres          | 0.74        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Rancher     |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 7804 Old Carolina Rd |
| Subdivision | BLUE RIDGE FARMS     |
| City        | GAINESVILLE          |
| County      | PRINCE WILLIAM-VA    |
| State       | VA                   |
| Zip Code    | 20155                |

**Amenities**

|              |                                                 |
|--------------|-------------------------------------------------|
| Amenities    | Water Treat System                              |
| Utilities    | Cable TV                                        |
| Parking      | Asphalt Driveway, Paved Driveway, Paved Parking |
| # of Garages | 2                                               |
| Garages      | Garage - Front Entry                            |

## Interior

|              |              |
|--------------|--------------|
| Heating      | Heat Pump(s) |
| Cooling      | Central A/C  |
| # of Stories | 1            |
| Stories      | 1 Story      |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Brick and Siding, Concrete/Block, Stone, Vinyl Siding |
| Exterior Features | Chain Link Fence                                      |
| Lot Description   | Rear Yard, SideYard(s), Level                         |
| Foundation        | Slab                                                  |

## School Information

|          |                                      |
|----------|--------------------------------------|
| District | PRINCE WILLIAM COUNTY PUBLIC SCHOOLS |
|----------|--------------------------------------|

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 36                   |
| Zoning         | A1                   |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Samson Properties |
|----------------|-------------------|

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