

\$850,000 - 16343 Boatswain Cir, WOODBRIDGE

MLS® #VAPW2105008

\$850,000

5 Bedroom, 3.50 Bathroom, 4,217 sqft
Residential on 0.18 Acres

PORT POTOMAC, WOODBRIDGE, VA

Welcome to 16343 Boatswain Circle, a stunning three-level colonial offering over 4,200 square feet of finished living space and nearly 5,000 square feet total, nestled in one of Woodbridge's most sought-after communities. Designed with elegance and function in mind, this home features a grand split staircase, hardwood floors throughout the main and upper levels, and high-end finishes that make every space feel refined and inviting.

At the heart of the main level is a spacious family room with a cozy gas fireplace, seamlessly connected to the gourmet kitchen. The kitchen is a chef's dream, offering granite countertops, an oversized eat-in island, stainless steel appliances, a gas cooktop, double wall ovens, pantry, and recessed lighting. Just off the kitchen is a sunlit breakfast area large enough to seat eight, with peaceful views of the lush backyard—an ideal space that also works well as a main dining area.

Beyond the main living spaces, the first floor also features a private office, a formal living room, and a traditional dining room with elegant wainscoting (currently used as a second office), along with a powder room and access to the attached two-car garage.

Upstairs, the expansive primary suite is a true retreat, complete with a three-sided fireplace,



sitting area, and a large walk-in closet with a custom closet system. The en-suite bath features dual vanities, a water closet, separate shower, and a corner soaking tub with views of the backyard. Three additional generously sized bedrooms offer flexibility, with two featuring built-in closet system organizers. A large hall bathroom with double vanities and a convenient upper-level laundry room round out the space. Hardwood floors were installed on this level to extend the elegance and cohesion of the home's design. The open hallway overlooks the dramatic two-story foyer below.

The lower level is perfect for entertaining or multi-generational living, featuring a custom bar area, a large recreation room, a spacious fifth bedroom (currently used as a gym), an additional flex room, a third full bathroom, and a utility room with storage space. The basement also includes upgraded flooring in all rooms except the storage area and basement stairwell.

Outside, enjoy a backyard oasis with a custom-built stamped concrete patio, built-in grill station, lush landscaping, and a built-in sprinkler system to keep everything green and thriving. Additional features include central vacuum, modern fixtures throughout, ceiling fans in all bedrooms as well as the office, family room, and breakfast area, and an HVAC system updated in 2024.

Located in the amenity-rich Port Potomac community, residents enjoy access to indoor and outdoor pools, a clubhouse, fitness center, dog park, playgrounds, two tennis courts, basketball courts, and more—all just minutes from I-95, Potomac Mills, Stonebridge at Potomac Town Center, and major commuter routes. Don't miss this rare opportunity to own a truly exceptional home in a prime location—schedule your private showing

today. Seller is open to and reviewing backup offers.

Built in 2012

Essential Information

MLS® #	VAPW2105008
Price	\$850,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,217
Acres	0.18
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	16343 Boatswain Cir
Subdivision	PORT POTOMAC
City	WOODBIDGE
County	PRINCE WILLIAM-VA
State	VA
Zip Code	22191

Amenities

Amenities	Soaking Tub, CeilngFan(s), Central Vacuum, Formal/Separate Dining Room, Pantry, Wainscotting, Shades/Blinds, Wood Floors
Parking	Private
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Central Vacuum, Dishwasher, Disposal, Freezer,

	Oven-Wall, Refrigerator, Stainless Steel Appliances, Stove, Water Heater
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Rear Entrance, Walkout Stairs, Windows, Heated, Outside Entrance, Interior Access
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Combination
Exterior Features	BBQ Grill, Exterior Lighting
Foundation	Concrete Perimeter

School Information

District	Prince William County Public Schools
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Additional Information

Date Listed	September 26th, 2025
Days on Market	8
Zoning	R4

Listing Details

Listing Office	Keller Williams Capital Properties
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