

\$480,000 - 7945 Blue Gray Cir, MANASSAS

MLS® #VAPW2106100

\$480,000

2 Bedroom, 3.00 Bathroom, 1,828 sqft

Residential on 0.03 Acres

PARADISE / LANDS BAY, MANASSAS, VA

Welcome to 7945 Blue Gray Circle, a charming 3-level Colonial townhome with a garage, tucked inside the sought-after Paradise community of Manassas. Built in 1989 and meticulously maintained, this home offers 2 bedrooms, 2 full baths, and 2 half baths across 1,448 finished square feet.

Step inside to a traditional yet inviting layout. The main level features a spacious living and dining area filled with natural light, alongside a large kitchen with space for a breakfast table. Upstairs, two primary suites each enjoy their own private baths, while the finished lower level adds flexibility with an additional bedroom/bonus room, a half bath, and a cozy recreation room complete with a wood-burning fireplace—perfect for movie nights or gatherings. Additional highlights include hardwood floors, upgraded countertops, ample storage, and a fenced backyard with deck for private outdoor enjoyment.

The Paradise neighborhood is known for its convenience and community feel, with low monthly HOA dues. From here, you™ll enjoy quick access to I-66, Route 28, and Route 29, plus nearby VRE service for commuters. Shopping, dining, and everyday amenities are within walking distance, while Old Town Manassas, with its charming restaurants, cultural events, and farmers market, is just minutes away. Manassas City Public Schools district, with Baldwin



Elementary, Baldwin Intermediate, Metz Middle, and Osbourn High School close by.

This home blends comfort, functionality, and a fantastic location—an opportunity to settle into one of Manassas’s most established communities.

Built in 1989

Essential Information

MLS® #	VAPW2106100
Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,828
Acres	0.03
Year Built	1989
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	7945 Blue Gray Cir
Subdivision	PARADISE / LANDS BAY
City	MANASSAS
County	PRINCE WILLIAM-VA
State	VA
Zip Code	20109

Amenities

Amenities	Upgraded Countertops, Shades/Blinds, Master Bath(s), Washer/Dryer Hookup
Utilities	Electric Available, Cable TV Available, Natural Gas Available
Parking	Concrete Driveway
# of Garages	1

Garages	Garage Door Opener
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Refrigerator, Washer
Heating	Forced Air, Programmable Thermostat
Cooling	Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors
# of Stories	3
Stories	3



Exterior

Exterior	Combination, Brick and Siding, Vinyl Siding
Foundation	Slab

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
High	UNITY REED

Additional Information

Date Listed	October 16th, 2025
Days on Market	4
Zoning	R6

Listing Details

Listing Office	Compass
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