

\$789,000 - 18260 Moss Garden Rd, DUMFRIES

MLS® #VAPW2106462

\$789,000

4 Bedroom, 3.50 Bathroom, 3,179 sqft

Residential on 0.09 Acres

POTOMAC SHORES, DUMFRIES, VA

Welcome to Potomac Shores, a hidden oasis resort community just 30 miles from Washington, D.C.â€”where every day feels like a getaway. This vibrant, master-planned community offers residents a true resort-style lifestyle with amenities designed for both relaxation and recreation. Your \$200/month HOA dues include high-speed internet and exclusive access to The Shores Club, featuring the Social Barn and Fitness Barn with a state-of-the-art gym, Movement Studio, community kitchen, and meeting spaces, along with two of the communityâ€™s three resort-style pools. Enjoy miles of scenic walking trails, Northern Virginiaâ€™s only public Jack Nicklaus Signature Golf Course, and an active calendar filled with classes, social events, and community gatherings. Coming soon are the Potomac Shores VRE Station and a day-to-night Town Center, which will further elevate convenience, charm, and long-term property value. This stunning 2023 Drees-built Christopher Villa offers 3,200 square feet of finished space across three levels and lives like a single-family home. Perfectly positioned backing to serene woods with no home directly behind it, this home blends privacy with luxury. Inside, youâ€™ll find wide plank LVP flooring and 10-foot ceilings on the main level (9-foot ceilings upstairs and in the lower level), creating an open, airy flow throughout. The open-concept main level features a spacious dining area and a cozy yet expansive family room with a gas



fireplace and a large picture window that beautifully frames the lush greenery behind the home. The gourmet kitchen is a showstopper, with crisp white cabinetry, quartz countertops, a dramatic oversized waterfall island, custom herringbone backsplash, under-cabinet lighting, double wall oven, 5-burner gas cooktop, range hood, walk-in pantry, and generous cabinet storage. Just off the kitchen, enjoy a large Trex deck with peaceful tree views and privacy. Additional main-level highlights include a mudroom-style entry from the fully finished 2-car garage with epoxy floors and built-in cubbies, plus a stylish powder room that blends function with flair. Upstairs, the primary suite serves as a tranquil retreat with a spa-inspired bath featuring dual vanities, a makeup station, an oversized seamless glass walk-in shower with bench, a soaking tub, and a custom built-in walk-in closet. Three additional spacious bedrooms share a full hall bath with dual vanities, and the laundry room includes a utility sink for added convenience. The finished walk-up basement expands the living space with a large recreation room, a separate den, a full bathroom, and direct access to a patio and flat, fenced backyard—perfect for entertaining or quiet evenings outdoors. Every bath in the home features crisp white cabinetry and quartz countertops, ensuring a consistent high-end finish throughout. Additional upgrades include custom blinds and curtains, a fully fenced yard, and thoughtful design touches in every room. Living in Potomac Shores means enjoying resort amenities such as a state-of-the-art fitness center, three pools, nine miles of wooded trails, a canoe and kayak launch, Tidewater Grill, and community gardens—plus highly rated on-site schools, including John Paul the Great Private High School, Potomac Shores Middle, Covington-Harper Elementary, and the Ali Krieger Sports Complex. Conveniently located

between Fort Belvoir and Quantico, this location offers an easy commute to D.C., the Pentagon, Arlington, and beyond. Potomac Shores isnâ€™t just a place to liveâ€”itâ€™s a destination where resort living meets everyday convenience, and coming home feels like arriving at your own private retreat.

Built in 2023

Essential Information

MLS® #	VAPW2106462
Price	\$789,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,179
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Villa
Status	Coming Soon

Community Information

Address	18260 Moss Garden Rd
Subdivision	POTOMAC SHORES
City	DUMFRIES
County	PRINCE WILLIAM-VA
State	VA
Zip Code	22026

Amenities

Amenities	Attic, Carpet, Pantry, Master Bath(s), Recessed Lighting, Stall Shower, Upgraded Countertops, Walk-in Closet(s)
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener

View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, Microwave, Range hood, Refrigerator, Stainless Steel Appliances, Water Heater - High-Efficiency, Cooktop, Dryer, Oven-Double, Oven-Wall, Washer
Heating	Central, Energy Star Heating System, Programmable Thermostat
Cooling	Central A/C, Energy Star Cooling System, Fresh Air Recovery System, Programmable Thermostat, Zoned
Has Basement	Yes
Basement	Heated, Interior Access, Outside Entrance, Rear Entrance, Rough Bath Plumb, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Composition, Concrete/Block, Fiber Cement Siding, HardiPlank, Stone
Exterior Features	Exterior Lighting, Sidewalks, Porch(es), Deck(s), Fenced-Fully
Lot Description	Backs to Trees, Level, Lot Premium
Windows	Double Pane, Energy Efficient, Low-E, Screens, Vinyl Clad
Roof	Architectural Shingle
Foundation	Slab, Concrete Perimeter

School Information

District	PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
Elementary	COVINGTON-HARPER
Middle	POTOMAC SHORES
High	POTOMAC

Additional Information

Date Listed	October 22nd, 2025
Zoning	PMR

Listing Details

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Listing information last updated on October 25th, 2025 at 1:00pm EDT