

\$2,750,000 - 1614 Three Springs Rd, MCGAHEYSVILLE

MLS® #VARO2002476

\$2,750,000

5 Bedroom, 5.00 Bathroom, 7,711 sqft

Residential on 35.54 Acres

NONE, MCGAHEYSVILLE, VA

An extraordinary estate with endless possibilities—a refined country home, entertainer’s dream, multi-generational retreat, equestrian haven, or hobby farm. Perfectly sited on 35 acres, this custom Craftsman captures dramatic Blue Ridge Mountain views from nearly every room. Inviting yet undeniably impressive, the home features hickory wood floors, a floor-to-ceiling stone fireplace, tall wainscoting, and soaring two-story windows that overlook the pool, pastures, and mountains. The chef’s kitchen, with premium finishes and two oversized islands, flows to the dining and great room. The main-level primary suite is large with an indulgent bathroom and custom closet. Upstairs, two bedrooms share a Jack-and-Jill bath, and a third is ensuite. A large bonus room leads to the second laundry room and gym with rubber sports flooring. In 2022, the lower level was enhanced with a kitchenette, creating a bright, versatile space with 9-foot ceilings, walk-out glass doors, an ensuite bedroom, and a living room with gas fireplace—ideal for guests or extended family. Outdoors is equally exceptional. A saltwater pool, hot tub, outdoor kitchen, and screened porch with double-sided fireplace are surrounded by stunning hardscape and low-maintenance gardens. Once a small dairy, now an equestrian’s dream, the 2022-built six-stall barn has a conditioned tack room with half bath, wash stall, and feed room. The arena and round



pen, added in 2023, have fiber footing. Eight fenced pastures are ideal for grazing, while larger fields are in crop. Between the house and barn are a playset, in-ground trampoline, chicken coop, and greenhouse. A massive 48x80 metal barn is perfect for farm use, hobbies, or business. One side is finished, insulated, and radiant-heated; the other side provides flexible storage. For those who want it all—peace and privacy, luxury and functionality, mountain air and metro accessibility—this property delivers. Located in McGaheysville, home to Massanutten Resort and endless outdoor adventures, with Harrisonburg and James Madison University 20 minutes away, Charlottesville about an hour, and Washington, D.C., just two. A destination, retreat, and legacy property in one—designed to inspire, welcome, and endure.

Built in 2015

Essential Information

MLS® #	VARO2002476
Price	\$2,750,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	7,711
Acres	35.54
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active Under Contract

Community Information

Address	1614 Three Springs Rd
Area	ROCKINGHAM SE

Subdivision	NONE
City	MCGAHEYSVILLE
County	ROCKINGHAM-VA
State	VA
Zip Code	22840

Amenities

Amenities	Bathroom - Walk-In Shower, Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Wd Stove Insrt, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Shades/Blinds, Wood Floors, Soaking Tub, Stall Shower, Tub Shower, Built-Ins, Central Vacuum, Sound System
Utilities	Propane, Electric Available, Water Available
View	Mountain, Panoramic, Pasture, Scenic Vista
Has Pool	Yes
Pool	Heated, Pool (In-Ground), Saltwater

Interior

Interior Features	Floor Plan-Open
Appliances	Central Vacuum, Commercial Range, Dishwasher, Disposal, Dryer-front loading, Extra Refrg/Frz, Icemaker, Oven/Range-Gas, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer-front loading, Water Conditioner, Water Dispenser, Water Heater
Heating	Heat Pump(s), Zoned, Heat Pump - Gas BackUp
Cooling	Central A/C, Heat Pump(s), Zoned
Has Basement	Yes
Basement	Improved, Interior Access, Rear Entrance, Poured Concrete, Full, Daylight, Full, Outside Entrance
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas/Propane, Stone, Wood
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank, Fiber Cement Siding, Shake
Exterior Features	BBQ Grill, Awning(s), Extensive Hardscape, Exterior Lighting, Hot Tub, Outbuilding Apartment, Play Area, Play Equipment, Stone Retaining Walls, Secure Storage, Riding Arena, Horses Allowed, Paddock, Riding Ring, Stable(s), Patio, Porch(es), Porch-screened, Board Fence, Wood

	Fence, Pool (In-Ground)
Lot Description	Cleared, Landscaping, Level, Lot Premium, Rural
Windows	Insulated, Screens, Transom
Roof	Metal, Shingle
Foundation	Concrete Perimeter

School Information

District	ROCKINGHAM COUNTY PUBLIC SCHOOLS
Elementary	CUB RUN
Middle	MONTEVIDEO
High	SPOTSWOOD

Additional Information

Date Listed	August 12th, 2025
Days on Market	59
Zoning	A1

Listing Details

Listing Office	TTR Sotheby's International Realty
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Listing information last updated on October 20th, 2025 at 5:30pm EDT