

# \$385,000 - 3006 Moreland Gap Rd, NEW MARKET

MLS® #VASH2011838

**\$385,000**

3 Bedroom, 2.00 Bathroom, 1,500 sqft  
Residential on 2.23 Acres

MOUNTAIN RUN, NEW MARKET, VA

Don't miss this incredible opportunity to own a brand new home on 2.23 acres, where modern design meets peaceful country living. This 1,500 sq. ft. home offers 3 spacious bedrooms, 2 full bathrooms, and a thoughtfully designed open floor plan that's perfect for everyday living and entertaining.

Step into a bright and inviting living area that flows seamlessly into the sleek modern kitchen, which will feature a large island, stylish cabinetry, and plenty of counter space for meal prep and gatherings. The open-concept layout creates a warm and connected atmosphere, ideal for hosting guests or simply enjoying quiet evenings at home.

Set in a serene, private setting, this property offers the best of both worlds—quiet surroundings with the convenience of being just minutes from I-81, making commuting and travel a breeze. With over 2 acres of land, there's plenty of space to enjoy the outdoors, garden, or simply unwind in nature.

Whether you're a first-time homebuyer or looking to downsize to something brand new and low-maintenance, this property offers comfort, style, and room to grow—all in a convenient location.

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | VASH2011838 |
| Price          | \$385,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,500       |
| Acres          | 2.23        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Rancher     |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3006 Moreland Gap Rd |
| Subdivision | MOUNTAIN RUN         |
| City        | NEW MARKET           |
| County      | SHENANDOAH-VA        |
| State       | VA                   |
| Zip Code    | 22844                |

## Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Built-In Microwave, Dishwasher, Oven/Range-Electric, Refrigerator |
| Heating      | Heat Pump(s)                                                      |
| Cooling      | Central A/C                                                       |
| # of Stories | 1                                                                 |
| Stories      | 1 Story                                                           |

## Exterior

|                 |                |
|-----------------|----------------|
| Exterior        | Vinyl Siding   |
| Lot Description | Backs to Trees |
| Foundation      | Crawl Space    |

## School Information

|            |                                  |
|------------|----------------------------------|
| District   | SHENANDOAH COUNTY PUBLIC SCHOOLS |
| Elementary | ASHBY-LEE                        |
| Middle     | NORTH FORK                       |
| High       | STONEWALL JACKSON                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 121             |
| Zoning         | C1              |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | LPT Realty, LLC |
|----------------|-----------------|

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