

\$886,400 - 12423 Josephine Ln, FREDERICKSBURG

MLS® #VASP2027152

\$886,400

5 Bedroom, 4.00 Bathroom, 3,702 sqft
Residential on 2.17 Acres

NONE AVAILABLE, FREDERICKSBURG, VA

â~... THIS HOME IS TO BE BUILT. CHECK OUT THIS STUNNING FIVE-BEDROOM, FOUR-BATH COLONIAL THAT WILL BE BUILT FOR YOU BY WESTBROOKE HOMES! TO BE BUILT CONSTRUCTION WITH OVER 3,700 FINISHED SQFT OF IMMACULATE CRAFTSMANSHIP! SITUATED ON A LARGE 2.17-ACRE LOT IN THE NEWLY DEVELOPED JOSEPH'S LANDING COMMUNITY, YOU'LL BE A VERY SHORT DRIVE TO HARRISON CROSSING SHOPPING & DINING, MULTIPLE URGENT CARE CLINICS, THE BATTLEFIELD COUNTRY STORE, SPOTSYLVANIA TOWNE CENTRE & CENTRAL PARK, QUICK ACCESS TO I-95 & ALSO IN THE RIVERBEND SCHOOL DISTRICT! INCREDIBLE CURB APPEAL TO COME HOME TO EACH DAY WITH THE SPACIOUS COVERED FRONT PORCH, STONE-ACCENTED FRONT WITH BLACK GUTTERS & BLACK WINDOWS, A LARGE GARDEN BED SPANNING THE WIDTH OF THE HOME, AS WELL AS AN ATTACHED, TWO-CAR GARAGE WITH AN EXTENDED, DRIVEWAY FOR ADDITIONAL PARKING AVAILABILITY & A LARGE BACKYARD TO ENJOY ON YOUR NIGHTS & WEEKENDS! YOU'RE GREETED BY BEAUTIFUL LUXURY VINYL PLANK FLOORING & LOADS OF NATURAL LIGHTING THAT FLOWS THROUGHOUT THE MAJORITY OF THE MAIN LEVEL! RIGHT OF THE FOYER, A PRIVATE OFFICE TO COMFORTABLY



WORK FROM HOME WITH A SET OF FRENCH DOORS FOR ADDED PEACE OF MIND! OPPOSITE THE OFFICE, A LARGE FORMAL DINING ROOM WITH CHANDELIER LIGHTING & PLENTY OF SPACE FOR GATHERINGS TO COME! ON THE REAR OF THE HOME, THE HUGE OPEN FLOOR PLAN AWAITS, OPTIMIZING DAY-TO-DAY LIVING & INDOOR ENTERTAINING! THIS MAGNIFICENT GOURMET KITCHEN SETS THE TONE WITH ITS ABUNDANCE OF LOVELY COUNTERTOP SPACE THAT INCLUDES THE OVERSIZED CENTER ISLAND COMPLETE WITH A BREAKFAST BAR, FARMHOUSE SINK & PULL FAUCET & PENDANT LIGHTING, STAINLESS STEEL APPLIANCES WITH DOUBLE WALL OVENS & A FLAT COOKTOP, A PLETHORA OF CABINET STORAGE & A VERY SPACIOUS BREAKFAST AREA! OPEN TO THE KITCHEN SITS THE LARGE FAMILY ROOM WITH A GAS FIREPLACE, READY FOR YOUR PERSONAL TOUCH! JUST OFF THE KITCHEN, A HALLWAY LEADS TO THE MAIN LEVEL BEDROOM & A FULL HALL BATH – PERFECT FOR OVERNIGHT GUESTS! LARGE OWNER'S SUITE WITH A DOUBLE DOOR ENTRY, A HUGE WALK-IN CLOSET & AN ELEGANT ENSUITE BOASTING AN OVERSIZED SHOWER WITH A BENCH SEAT, CUSTOM TILING & FRAMELESS GLASS SURROUND, SEPARATE TUB, DOUBLE VANITY SINKS & A PRIVATE WATER CLOSET! THE UPPER LEVEL IS COMPLETE WITH A SEPARATE LAUNDRY ROOM & THE REMAINING THREE SPACIOUS BEDROOMS, TWO OF WHICH SHARE A JACK & JILL FULL BATH WITH DOUBLE VANITY SINKS & PRIVATE WATER CLOSET, WHILE THE THIRD INCLUDES A WALK-IN CLOSET & ATTACHED FULL BATH! FULL, WALKUP BASEMENT WITH A FINISHED REC ROOM

TO EXPAND YOUR ENTERTAINING SPACE
& LOTS OF ADDITIONAL ROOM TO
EXPAND OR USE AS A GREAT SPACE FOR
STORAGE WITH WALKUP ACCESS TO THE
REAR! DO NOT MISS YOUR OPPORTUNITY
TO OWN THIS GORGEOUS NEW
CONSTRUCTION WITH 3,700+ FINISHED
SQFT! CALL TODAY TO FOR INFORMATION
ON HOW TO GET THIS HOME STARTED
FOR YOU!

Essential Information

MLS® #	VASP2027152
Price	\$886,400
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,702
Acres	2.17
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	12423 Josephine Ln
Subdivision	NONE AVAILABLE
City	FREDERICKSBURG
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22407

Amenities

Amenities	Attic, Built-Ins, Carpet, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Soaking Tub, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Washer/Dryer Hookup
# of Garages	2
Garages	Built In

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Icemaker, Oven-Wall, Range hood, Refrigerator, Stainless Steel Appliances, Water Dispenser, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Partial, Improved, Partially Finished, Heated, Interior Access, Space For Rooms
# of Stories	3
Stories	3

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Sidewalks, Porch(es)
Windows	Double Hung, Casement, Low-E, Vinyl Clad
Roof	Shingle
Foundation	Permanent

School Information

District	SPOTSYLVANIA COUNTY PUBLIC SCHOOLS
Elementary	CHANCELLOR
Middle	CHANCELLOR
High	RIVERBEND

Additional Information

Date Listed	August 15th, 2024
Days on Market	436
Zoning	R-1

Listing Details

Listing Office	Belcher Real Estate, LLC.
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