

\$910,000 - 11918 Boulder Ct, SPOTSYLVANIA

MLS® #VASP2029752

\$910,000

6 Bedroom, 5.50 Bathroom, 6,352 sqft
Residential on 1.11 Acres

SAWHILL, SPOTSYLVANIA, VA

Welcome to 11918 Boulder Court, an exceptional custom-built luxury home in the highly desirable Sawhill neighborhood. Perfectly situated on a beautifully landscaped, corner lot spanning over an acre, this home offers the ideal blend of elegance, comfort, and everyday functionality.

There's room for everyone with over 6,000 square feet of exquisitely finished living space. From the inviting covered front porch to the new composite deck (2024) and expansive backyard with patio and shed, this home is designed to impress both inside and out.

Step inside to find rich hardwood floors on the main level, detailed crown molding, and sun-filled rooms throughout. The formal dining room welcomes you with crown molding and chair rail trim, making it a perfect setting for hosting memorable gatherings.

The gourmet kitchen is a standout featuring granite countertops, a stylish new backsplash, maple cabinets, a spacious pantry, and upgraded stainless steel appliances including a double wall oven and a new cooktop installed on the center island. Just off the kitchen, the spacious family room includes cozy carpet underfoot, a gas fireplace with built-in shelving, plantation blinds, and plenty of space to relax or entertain.

The main level primary suite is a luxurious



retreat with plush carpeting, crown molding, a ceiling fan, and two walk-in closets outfitted with custom built-in shelving. The updated en suite bath offers a jetted tub, walk-in shower with seamless glass surround, dual vanities, and a private water closet. Nearby, the laundry room has been updated with brand-new cabinets and a deep utility sink, adding everyday convenience with style.

Upstairs, youâ€™ll find four additional generously sized, carpeted bedroomsâ€”all with ceiling fans. The first features a walk-in closet as well as an en suite bath. The second bedroom also boasts its own en suite bathroom. The third and fourth bedrooms upstairs share a Jack n Jill bath with their own separate sink room. The share bathroom has recently been remodeled with a modern appeal

The walk-out basement expands your living space even further, offering a fully finished lower level with flexible areas for work, play, and relaxation. You'll find a large rec room, a dedicated media room, and a home gym. The sixth bedroom is ideal for guests or multigenerational living, with a cozy sitting area, carpeted floors, ceiling fan, and an enormous walk-in closet. There is also a full bath on this level with a tub/shower combo.

Crafted by renowned local builder Tom Sagun of Colony House Builders, you can be sure of the quality of your investment. This home has been thoughtfully upgraded for peace of mind and year-round comfort. Major mechanical updates include a new roof (2025), new air handler (2024), new exterior compressor units (2021 and 2024), and a new 80-gallon Rheem water heater (2024). Thereâ€™s also a furnace humidifier for added comfort and a whole-house water treatment system already in place.

The two-car side-load garage features a brand-new garage door, and the level, usable lot offers plenty of space for outdoor relaxation or future pool and garden plans.

Located just 5 minutes to Rt 3 and commuter routes, shopping, and parks, yet tucked into one of the area’s most sought-after communities, this home offers the best of everything: luxury, location, and thoughtful design. Come experience the comfort and quality of life that only a truly custom home can offer.

Built in 2004

Essential Information

MLS® #	VASP2029752
Price	\$910,000
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	6,352
Acres	1.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	11918 Boulder Ct
Subdivision	SAWHILL
City	SPOTSYLVANIA
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22553

Amenities

Amenities	Bathroom - Jetted Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Water Treat System, Shades/Blinds, Wood Floors
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# of Garages	2
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Garages	Garage - Side Entry, Garage Door Opener
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Interior

Appliances	Cooktop, Dishwasher, Disposal, Air Cleaner, Humidifier, Refrigerator, Icemaker, Oven-Wall, Oven-Double, Stainless Steel Appliances
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Heating	Heat Pump - Gas BackUp
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Cooling	Central A/C, Zoned
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Has Basement	Yes
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Basement	Walkout Level, Fully Finished, Interior Access, Outside Entrance
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas/Propane, Mantel(s)
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# of Stories	3
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Stories	3
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Exterior

Exterior	Vinyl Siding
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Exterior Features	Porch(es), Deck(s)
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Lot Description	Corner Lot
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Foundation	Concrete Perimeter
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School Information

District	SPOTSYLVANIA COUNTY PUBLIC SCHOOLS
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Elementary	WILDERNESS
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Middle	NI RIVER
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High	RIVERBEND
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Additional Information

Date Listed	June 27th, 2025
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Days on Market	116
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Zoning	RU
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Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 20th, 2025 at 5:30pm EDT