

\$949,900 - 12537 Josephine Ln, FREDERICKSBURG

MLS® #VASP2032250

\$949,900

4 Bedroom, 3.50 Bathroom, 3,550 sqft

Residential on 2.06 Acres

NONE AVAILABLE, FREDERICKSBURG, VA

Welcome to Josephine™s Landing, an enclave of distinction where 21 secluded estate lots hosting 3,500-5,000 sq ft residences, ranging from 2 to 3.5 acres, provide a canvas for refined living. Nestled within a short walking distance to the esteemed Riverbend High School and conveniently close to shopping, recreation, and I95, this exclusive community sets the stage for an incredible lifestyle.

Builder is offering a \$20,000 concession toward closing costs/interest rate buy-down with an acceptable offer. As you step into the main level foyer, the SPC flooring welcomes you, creating a seamless flow throughout the home. To your right, a well-appointed office with outside access beckons, perfect for an at-home business. To the left, an elegant formal dining room awaits, setting the tone for sophisticated gatherings. The living room, a testament to grandeur, captivates with a gas fireplace as its focal point, complemented by 9-foot ceilings that impart an airy and expansive ambiance. Adjacent to the living room, discover a kitchen designed for culinary enthusiasts, boasting granite countertops, ample storage with cabinets, and a generously sized pantry. The breakfast room, bathed in natural light, provides additional seating and grants access to the screen porch and open deck—a perfect fusion of indoor and outdoor living. On the main level, a strategically placed half bathroom ensures convenience for entertaining guests. As you ascend to the upper level, a media



room awaits, adorned with crown molding, chair railing, and stunning built-in shelving”an ideal space for relaxation and entertainment. To the right of the media room, a spacious bedroom with a full bath offers a private retreat. To the left, the primary bedroom awaits, featuring a sitting room and a spa-like oasis. Indulge in the luxury of dual vanities, a soaking tub, a stall shower with dual shower heads, and a grand walk-in closet. Down the hall, two additional spacious bedrooms share a jack-and-jill full bathroom, and a conveniently located laundry room enhances practicality. The basement, a walk-out space with rough-ins for a bathroom, invites the opportunity for customization and expansion. Outside, an impressive 3-car garage and ample space for play on 2+ acres ensure that every aspect of this property is designed for a life well-lived. Explore additional options such as elevators and finished basements, elevating this home to the epitome of luxury living. Step into the realm of luxury living at Joseph's Landing. Your ideal residence awaits in this exclusive enclave, a testament to luxury. Take the chance to wander through, envision your future, and secure your own piece of paradise before these coveted lots vanish. Join us and become a part of this unparalleled lifestyle”arrange your visit now to select the ideal canvas for your dreams. The clock is ticking, so act swiftly.

Built in 2025

Essential Information

MLS® #	VASP2032250
Price	\$949,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3

Half Baths	1
Square Footage	3,550
Acres	2.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	12537 Josephine Ln
Subdivision	NONE AVAILABLE
City	FREDERICKSBURG
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22407

Amenities

Amenities	Soaking Tub, Stall Shower, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Crown Molding, Pantry, Store/Office, Upgraded Countertops, Walk-in Closet(s)
Utilities	Cable TV Available, Electric Available, Phone Available, Water Available, Propane
Parking	Paved Parking
# of Garages	3
Garages	Covered Parking, Garage - Side Entry
View	Street, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Oven-Double, Oven-Wall, Refrigerator, Stainless Steel Appliances, Water Heater
Heating	Heat Pump(s), Heat Pump - Electric BackUp
Cooling	Ceiling Fan(s), Heat Pump(s)
Has Basement	Yes
Basement	Connecting Stairway, Full, Interior Access, Outside Entrance, Rear Entrance, Daylight, Full, Heated, Poured Concrete, Rough Bath Plumb, Unfinished, Water Proofing System, Windows
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Mantel(s), Insert, Marble
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Exterior Lighting, Flood Lights, Gutter System, Patio, Deck(s)
Lot Description	Backs to Trees, Rear Yard, Road Frontage
Roof	Shingle
Foundation	Block, Permanent

School Information

District	SPOTSYLVANIA COUNTY PUBLIC SCHOOLS
Elementary	CHANCELLOR
Middle	CHANCELLOR
High	RIVERBEND

Additional Information

Date Listed	April 22nd, 2025
Days on Market	182
Zoning	R1

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 20th, 2025 at 4:00pm EDT