

# \$809,000 - 11708 Eagle Ridge Dr, SPOTSYLVANIA

MLS® #VASP2032760

**\$809,000**

5 Bedroom, 4.00 Bathroom, 4,910 sqft  
Residential on 0.44 Acres

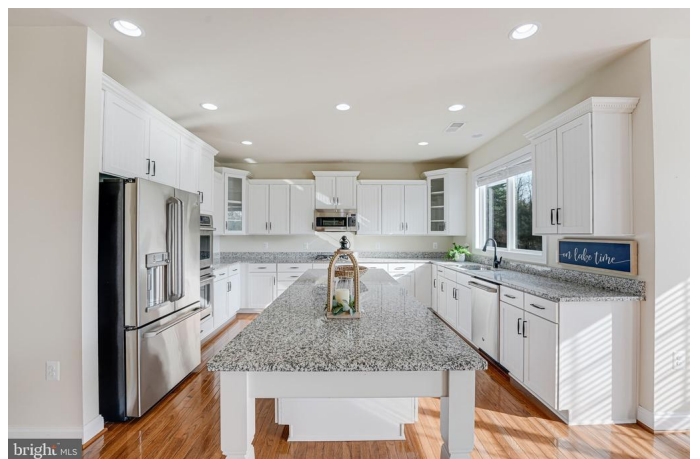
FAWN LAKE, SPOTSYLVANIA, VA

Located inside the gated Fawn Lake community, this â€‹gorgeous Dream Home features a â€‹modern, flowingâ€‹ and bright interior accented with luxury elements designed for today's â€‹lifestyle. With â€‹over 5â€‹000 SQ FT of exceptional interior space, this residence is designed for both casual daily living and effortless entertaining.

The â€‹amazing floor plan features â€‹upgraded finishes such asâ€‹ granite countertops, wood floors, â€‹vaulted ceilings and tall windows elevating the spaces throughout the home. A charming front porch welcomes you inside to aâ€‹n inviting Foyer anchored by a Formal Dining Room with â€‹a Butler's â€‹Pantry and a â€‹Living Room filled with natural â€‹sunlight.

A â€‹beautiful Family Room with a gas fireplace and two story vaulted ceiling opens to the Chef's Gourmet Kitchen featuring white â€‹cabinetry, â€‹granite countertops, massive center island, stainless steel appliances, gas cooktop, and a large walk-in pantry. The adjoining Breakfast Room flooded with brilliant sunlight, leads to â€‹the outdoor expansive Trex deck that is perfect for relaxing and entertaining.

The main level Owner's Suite â€‹features â€‹double walk-in closetâ€‹s and a relaxing Spa Bath â€‹with a soaking tub and large tile shower. A gracious Bedroom with walk-in closet â€‹has an adjoining Full Bath. The spacious Mud and Laundry Room with utility sink completes the main â€‹floor.



The upper level features a large Bedroom Suite with a walk-in closet and Private Bath. A balcony with a Loft space leads to a Den or optional Bedroom.

Designed for entertaining, the finished lower level features a huge Recreation Room with a Built-in Bar, complete with a beverage fridge and sink. A spacious Bedroom with a walk-in closet and adjoining Full Bath is perfect for guests. A huge multi-function room can serve as a theater, gym, or game room. Two large unfinished areas provide abundant space for storage and future expansion.

The fenced backyard, which backs to trees offering privacy, and beautifully landscaped grounds maximize outdoor living and entertaining. An oversized 3 Car Garage with an EV charger, plus an extended concrete driveway offer plenty of space for vehicles. The beautifully landscaped yard exudes curb appeal and is easily maintained by the underground irrigation system.

Located in a super charming and established area of Fawn Lake featuring manicured lawns, quaint parks and sidewalks for enjoying daily walks, meeting friends and taking in the beautiful sights and sounds of nature. Come experience the Fawn Lake Lifestyle and start enjoying our unique way of life!

The beautiful Luxury gated Fawn Lake Community offers amazing amenities such as a private 288-acre boating recreational lake, an Arnold Palmer designed Golf Course, beach, tennis, pickleball, baseball and soccer fields, dog park, volleyball courts, walking trails, Community Club House, marina, fitness center, restaurants, Country Club, playgrounds, and so much more! Located in the countryside near Fredericksburg, VA surrounded by parklands and only a few miles to the farm market, wineries, and award winning breweries! Conveniently located to shopping, restaurants, top-rated Riverbend

District schools and I-95!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | VASP2032760 |
| Price          | \$809,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 4,910       |
| Acres          | 0.44        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Craftsman   |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11708 Eagle Ridge Dr |
| Subdivision | FAWN LAKE            |
| City        | SPOTSYLVANIA         |
| County      | SPOTSYLVANIA-VA      |
| State       | VA                   |
| Zip Code    | 22551                |

### Amenities

|              |                                                                                                                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Bar, Butlers Pantry, Formal/Separate Dining Room, Pantry, Recessed Lighting, Walk-in Closet(s), Shades/Blinds, Wood Floors, Soaking Tub, Bathroom - Walk-In Shower, CeilingFan(s), Entry Lvl BR, Master Bath(s), Upgraded Countertops, Wet Bar/Bar |
| Utilities    | Under Ground                                                                                                                                                                                                                                       |
| # of Garages | 3                                                                                                                                                                                                                                                  |
| Garages      | Garage - Side Entry, Garage Door Opener                                                                                                                                                                                                            |
| View         | Garden/Lawn                                                                                                                                                                                                                                        |
| Has Pool     | Yes                                                                                                                                                                                                                                                |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Floor Plan-Open, Floor Plan-Traditional |
|-------------------|-----------------------------------------|

|                 |                                                                                                                                                                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Microwave, Cooktop, Dishwasher, Disposal, Oven-Wall, Refrigerator, Stainless Steel Appliances, Water Heater - Tankless, Energy Star Appliances, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Exhaust Fan, Oven-Double, Oven-Self Cleaning, Oven/Range-Gas |
| Heating         | Central, Energy Star Heating System, Heat Pump(s), Programmable Thermostat                                                                                                                                                                                              |
| Cooling         | Central A/C, Energy Star Cooling System, Programmable Thermostat                                                                                                                                                                                                        |
| Has Basement    | Yes                                                                                                                                                                                                                                                                     |
| Basement        | Full, Heated, Improved, Interior Access, Outside Entrance, Partially Finished, Space For Rooms, Walkout Stairs, Windows                                                                                                                                                 |
| Fireplace       | Yes                                                                                                                                                                                                                                                                     |
| # of Fireplaces | 1                                                                                                                                                                                                                                                                       |
| Fireplaces      | Gas/Propane, Mantel(s)                                                                                                                                                                                                                                                  |
| # of Stories    | 3                                                                                                                                                                                                                                                                       |
| Stories         | 3                                                                                                                                                                                                                                                                       |

## Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Stone, Vinyl Siding                                                                                                             |
| Exterior Features | Bump-outs, Exterior Lighting, Flood Lights, Play Area, Sidewalks, Udrgrd Lwn Sprnklr, Porch(es), Deck(s), Aluminum, Fenced-Rear |
| Lot Description   | Backs to Trees, Corner Lot, Landscaping, Level, Rear Yard                                                                       |
| Windows           | Bay/Bow, Double Pane, Energy Efficient, Insulated, Low-E, Palladian, Screens                                                    |
| Roof              | Architectural Shingle                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                              |

## School Information

|            |                                    |
|------------|------------------------------------|
| District   | SPOTSYLVANIA COUNTY PUBLIC SCHOOLS |
| Elementary | BROCK ROAD                         |
| Middle     | NI RIVER                           |
| High       | RIVERBEND                          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 174           |
| Zoning         | R             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Fawn Lake Real Estate Company |
|----------------|-------------------------------|

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