

\$799,900 - 8319 Canteen Cir, FREDERICKSBURG

MLS® #VASP2034980

\$799,900

4 Bedroom, 4.50 Bathroom, 4,502 sqft

Residential on 1.27 Acres

PIPE RUN, FREDERICKSBURG, VA

This beautiful home in the sought-after Pipe Run neighborhood boasts over 4,500 finished square feet perfectly situated on over an acre of land. No HOA! Surrounded by nature and mature landscaping including the driveway-lined crepe myrtles, the well-loved home features a new roof and furnace (2024), freshly painted interior (2025), and many more wonderful updates. As you enter, you are greeted by wood floors, recessed lighting, a welcoming family room with a gas fireplace and views of the tree lined backyard, a sun-filled gourmet kitchen with stainless steel appliances, granite countertops, dual wall ovens, gas cooktop, center island, tile flooring, ample cabinetry, and an eat-in area with serene backyard views. The main level also includes an elegant dining room with plenty of room for your holiday gatherings and a private office. Upstairs, you'll find a spacious loft, a luxurious primary suite with a sitting area, tray ceiling, recessed lighting, an envious-sized walk-in closet that was updated in 2018, and a spa-like bathroom with both a garden tub and walk-in shower. One upper-level bedroom has its own en suite bathroom, while two additional bedrooms share the third full bath. The laundry room is conveniently located on this floor as well. Step on down to the fully finished walk-out basement featuring a large rec room with entertainment area, a craft/hobby room (2020), the fourth full bathroom, and a spacious storage area. The homeowners have loved all



the space down here as it's perfect for gatherings with family and friends. The oversized two-car garage has custom storage and a workbench (2018) and the private backyard includes an Amish-built shed (2018) and a run-in shed. The home is ideally located near Route 3 shopping including the new Publix, Riverbend High School, historic battlefields and parks. Mortgage savings may be available for buyers of this listing. Call for your tour today!

Built in 2014

Essential Information

MLS® #	VASP2034980
Price	\$799,900
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,502
Acres	1.27
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	8319 Canteen Cir
Subdivision	PIPE RUN
City	FREDERICKSBURG
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22407

Amenities

Amenities	Upgraded Countertops, Crown Molding, Master Bath(s), Wood Floors, CeilingFan(s), Water Treat System
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# of Garages	2
Garages	Garage Door Opener, Garage - Front Entry
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Oven-Double, Refrigerator, Water Conditioner, Built-In Microwave, Oven-Wall, Dishwasher, Disposal, Washer, Dryer, Humidifier, Stove
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Rear Entrance, Full, Walkout Level, Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Fireplace - Glass Doors, Mantel(s), Screen
# of Stories	3
Stories	3

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Hot Tub, Patio, Porch(es)
Lot Description	Backs to Trees
Foundation	Other

School Information

District	SPOTSYLVANIA COUNTY PUBLIC SCHOOLS
Elementary	CHANCELLOR
Middle	CHANCELLOR
High	RIVERBEND

Additional Information

Date Listed	July 31st, 2025
Days on Market	84
Zoning	RU

Listing Details

Listing Office	Redfin Corporation
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Listing information last updated on October 22nd, 2025 at 3:30am EDT