

\$1,050,900 - 8639 Rosni Way, FREDERICKSBURG

MLS® #VASP2035392

\$1,050,900

3 Bedroom, 2.50 Bathroom, 2,704 sqft

Residential on 5.09 Acres

ROSNI ESTATES, FREDERICKSBURG, VA

Introducing an exquisite opportunity to build your dream home in the picturesque Rosni Estates waterfront community of Fredericksburg.

This example is the luxurious SMITH home design that includes 3 spacious bedrooms, and 3 elegant bathrooms spread across 2,704 square feet of meticulously crafted living space. The open-concept floor plan is enhanced with hard surface flooring throughout the main level, creating a warm and inviting atmosphere. The chef's kitchen is a culinary delight, featuring quartz countertops, custom cabinetry, and top-of-the-line stainless steel appliances, all illuminated by modern recessed lighting.

Each home comes with a minimum 3-car side entry attached garage, offering ample storage and convenience. Additionally, there is plenty of space to add personalized structures, should you desire. The exterior is accentuated with stylish stone water tables, adding a touch of elegance to the overall design.

With a limited selection of exclusive homesites, you have the freedom to choose from a curated portfolio of plans or bring your own vision to life. This is the essence of the Custom-Building Experience™ if you can dream of it, we can help make it a reality.

Don't miss this rare chance to create a



haven that perfectly fits your lifestyle in a coveted location. Discover the endless possibilities of luxury living in Fredericksburg today. Photos are representative of the Bryton Custom Homes craftsmanship and finishes, they are not of the SMITH home design. Inquire about the other available lots and models in this community.

Built in 2026

Essential Information

MLS® #	VASP2035392
Price	\$1,050,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,704
Acres	5.09
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	Rancher, Craftsman
Status	Active

Community Information

Address	8639 Rosni Way
Subdivision	ROSNi ESTATES
City	FREDERICKSBURG
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22407

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, CeilingFan(s), Crown Molding, Entry Lvl BR, Exposed Beams, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wood Floors
Utilities	Cable TV Available, Under Ground

# of Garages	3
Garages	Garage - Side Entry
View	Panoramic, Pasture, Trees/Woods, Lake

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Oven/Range-Electric, Refrigerator, Icemaker, Stainless Steel Appliances
Heating	Heat Pump(s)
Cooling	Heat Pump(s)
Has Basement	Yes
Basement	Poured Concrete
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank, Stone
Lot Description	Backs to Trees, Fishing Available, Front Yard, Partly Wooded, Lot Premium, Rear Yard, SideYard(s), Trees/Wooded
Windows	Energy Efficient
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	SPOTSYLVANIA COUNTY PUBLIC SCHOOLS
Elementary	CHANCELLOR
Middle	NI RIVER
High	RIVERBEND

Additional Information

Date Listed	August 7th, 2025
Days on Market	82
Zoning	RU

Listing Details

Listing Office	Ascendancy Realty LLC
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Listing information last updated on October 28th, 2025 at 1:00am EDT