

\$739,900 - 10416 Ni River Dr, SPOTSYLVANIA

MLS® #VASP2035712

\$739,900

4 Bedroom, 3.00 Bathroom, 3,347 sqft

Residential on 1.36 Acres

LAKE ACRES, SPOTSYLVANIA, VA

WATERFRONT! NI RIVER RESERVOIR- UNDER CONSTRUCTION- AVAILABLE EARLY DECEMBER- just in time for Christmas! XFINITY HIGH SPEED INTERNET AVAILABLE... Welcome to your forever home! FINISHED BASEMENT- 3347 SQ FT- Everyone dreams of living water front; now is the time to make your dream come true! Welcome to the stunning Clayton model by award winning Foundation Homes, a sophisticated and functional craftsman-style home that offers ample space for entertaining, This exceptional home features a fully finished lower level with exquisite craftsman finishes throughout, creating the perfect environment for family and friends to gather. As you enter from the inviting craftsman-style front porch, you'll be greeted by an open concept family room boasting soaring cathedral ceilings, and luxury vinyl plank flooring throughout the main floor common areas, a must for the family on the go. The bedrooms have soft, cozy carpet, the perfect contrast for comfortable living. The well-appointed kitchen showcases craftsman finishes and comes complete with high quality, soft close, white shaker-style cabinets, stainless steel appliances including a wall oven, built-in microwave, cooktop range, large under-mount stainless sink, and quartz countertops, making cooking an absolute pleasure. Step outside onto the screened in composite back deck and take in the beautiful views and fresh air. The spacious primary suite offers a generous walk-in closet, dual



vanities, and an upgraded shower layout. A separate mudroom and laundry room provide the ideal space for shoes, backpacks, and coats. Hidden along the great room wall, you'll find beautiful, durable hardwood oak tread steps leading to the fully finished walkout basement. This expansive space includes an oversized media room, large bedroom, full bathroom, spacious recreation room, and plenty of storage for all your holiday and keepsake boxes. Located in the sought-after Lake Acres community at the Ni River Reservoir, take advantage of the walking trails, a picnic pavilion, and access to the reservoir. The seasonal Ni River Recreation Area is a short drive and offers a boat launch, rental boats, and fishing . This home is in a great central location to Spotsylvania County, and is just minutes from I-95, downtown Fredericksburg, Spotsylvania Courthouse area, Rt 3, and all the shopping Plank Rd and Central Park have to offer. In addition, the Gordon Road commuter lot is 10 minutes away, with easy access to the Spotsylvania and Fredericksburg VRE stations. This beautiful Clayton checks all the boxes: waterfront, great central location, beautiful brand new home, master on the main, media room (man cave), screened in back deck, and there is still time to make changes to the Selections (in Documents) and place your personal stamp on this home. Make this your forever home today! *Photos are similar to the home under construction, but not exact. Please see Selections in Docs for exact choices.

Built in 2025

Essential Information

MLS® #	VASP2035712
Price	\$739,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	3,347
Acres	1.36
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Craftsman, Rancher
Status	Active

Community Information

Address	10416 Ni River Dr
Subdivision	LAKE ACRES
City	SPOTSYLVANIA
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22553

Amenities

Amenities	Carpet, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry, Recessed Lighting, Soaking Tub, Stall Shower, Tub Shower, Upgraded Countertops, Wainscotting, Walk-in Closet(s)
Parking	Paved Driveway
# of Garages	2
Garages	Garage Door Opener, Inside Access, Garage - Side Entry
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Icemaker, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances
Heating	Heat Pump - Electric BackUp
Cooling	Central A/C
Has Basement	Yes
Basement	Outside Entrance, Poured Concrete, Connecting Stairway, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Heatilator, Insert, Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	SPOTSYLVANIA COUNTY PUBLIC SCHOOLS
----------	------------------------------------

Additional Information

Date Listed	August 20th, 2025
Days on Market	65
Zoning	A2

Listing Details

Listing Office	MacDoc Property Mangement LLC
----------------	-------------------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller. Listing information last updated on October 24th, 2025 at 12:00am EDT