

\$839,900 - 8100 Battle Trace Ln, SPOTSYLVANIA

MLS® #VASP2036054

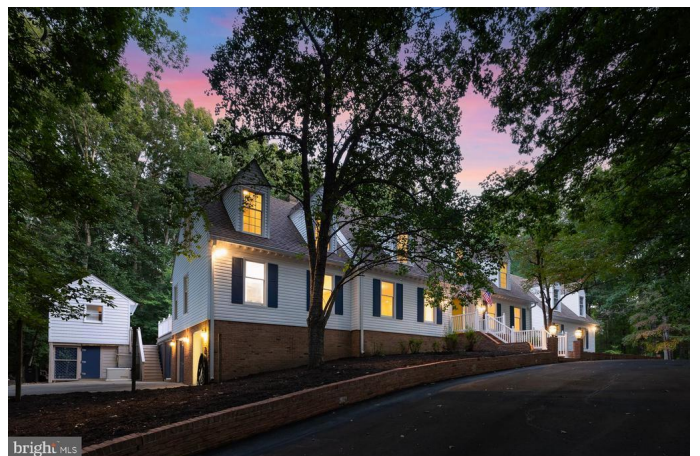
\$839,900

3 Bedroom, 4.50 Bathroom, 4,448 sqft

Residential on 8.83 Acres

GARDNER PROPERTY, SPOTSYLVANIA,
VA

****NESTLED WITHIN THE PRIVATE CONFINES OF THE GARDNER PROPERTY SUBDIVISION, THIS EXQUISITE COLONIAL-STYLE RESIDENCE OFFERS A HARMONIOUS BLEND OF LUXURY AND COMFORT, SET ON AN EXPANSIVE 8.83-ACRE LOT THAT PROMISES BOTH PRIVACY AND NATURAL BEAUTY. THIS METICULOUSLY MAINTAINED HOME BOASTS 4,448 SQFT OF FINISHED LIVING SPACE, DESIGNED TO CATER TO MODERN LIFESTYLES WHILE EXUDING TIMELESS ELEGANCE. FOR THOSE WHO APPRECIATE OUTDOOR LIVING, THE PROPERTY SHINES WITH EXTENSIVE HARDSCAPING, A LARGE DECK, AND A CHARMING PORCH, IDEAL FOR ENTERTAINING OR ENJOYING TRANQUIL EVENINGS. THE IN-GROUND POOL, COMPLEMENTED BY CONCRETE DECKING AND A POOL HOUSE, CREATES A RESORT-LIKE ATMOSPHERE RIGHT IN YOUR BACKYARD. THE PARTLY WOODED LOT, WITH ITS LUSH LANDSCAPING AND SECLUDED FEEL, BACKS TO TREES, PROVIDING A PICTURESQUE BACKDROP AND A SENSE OF SERENITY. PARKING IS ABUNDANT WITH A SIDE-ENTRY, OVERSIZED GARAGE THAT ACCOMMODATES TWO VEHICLES, ALONG WITH A CIRCULAR DRIVEWAY PROVIDING AMPLE SPACE FOR GUESTS. THE PROPERTY ALSO BOASTS A PRIVATE



POND, ENHANCING THE OUTDOOR EXPERIENCE AND OFFERING OPPORTUNITIES FOR LEISURELY ACTIVITIES, AS WELL AS A LARGE OUTBUILDING WITH COVERED STORAGE FOR YOUR LAWN EQUIPMENT. STEP INSIDE TO DISCOVER A WELCOMING ENTRYWAY ADORNED WITH CROWN MOLDINGS AND CHAIR RAILINGS, LEADING TO A TRADITIONAL FLOOR PLAN THAT SEAMLESSLY CONNECTS THE FORMAL DINING ROOM AND SPACIOUS LIVING AREAS WITH BEAUTIFUL HARDWOOD FLOORING & FANTASTIC NATURAL LIGHTING THROUGHOUT. THE HEART OF THE HOME IS AN INCREDIBLE KITCHEN, FEATURING LOADS OF COUNTERTOP SPACE, AN EAT-IN AREA, A PLETHORA OF CABINET STORAGE AND A SPACIOUS BREAKFAST ROOM, PERFECT FOR CULINARY ENTHUSIASTS. THE ADJACENT FAMILY ROOM, COMPLETE WITH A COZY, CLASSIC BRICK GAS FIREPLACE, INVITES RELAXATION AND GATHERINGS. THE RESIDENCE OFFERS THREE WELL-APPOINTED BEDROOMS, EACH DESIGNED WITH COMFORT IN MIND. THE PRIMARY SUITE ON THE MAIN LEVEL IS A TRUE RETREAT, FEATURING PRIVATE, SLIDING DOOR ACCESS TO THE REAR DECK & A LUXURIOUS EN-SUITE BATHROOM EQUIPPED WITH A JETTED TUB, WALK-IN SHOWER, DUAL VANITIES AND A LARGE WALK-IN CLOSET. THE TWO UPPER LEVEL BEDROOMS OFFER TONS OF SPACE, AMPLE CLOSET STORAGE & THEIR OWN ATTACHED FULL BATHS, WHILE THE LARGE BONUS ROOM WITH A MASSIVE BUILT-IN DESK IS PERFECT FOR HOBBIES AND WORKING FROM HOME. ADDITIONAL FEATURES INCLUDE A FINISHED BASEMENT WITH A LARGE REC ROOM BOASTING A SECOND GAS FIREPLACE AND WET BAR AREA, A

DEN/BONUS ROOM, THE FOURTH FULL BATH, TWO UTILITY ROOMS WITH EXTRA STORAGE SPACE AND FRENCH DOOR WALKOUT, OFFERING VERSATILE SPACE FOR RECREATION OR RELAXATION. THIS EXCEPTIONAL HOME IS NOT JUST A RESIDENCE; IT'S A LIFESTYLE CHOICE, COMBINING LUXURY, COMFORT, AND THE BEAUTY OF NATURE IN ONE REMARKABLE PACKAGE. EXPERIENCE THE PERFECT BLEND OF INDOOR ELEGANCE AND OUTDOOR TRANQUILITY IN THIS STUNNING PROPERTY. DO NOT MISS YOUR OPPORTUNITY TO OWN THIS INCREDIBLE PROPERTY WITH 4,400+ FINISHED SQFT ON 8.83 ACRES OF PEACE AND PRIVACY. CALL TODAY TO SCHEDULE YOUR SHOWING BEFORE IT'S TOO LATE.

Built in 1977

Essential Information

MLS® #	VASP2036054
Price	\$839,900
Bedrooms	3
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,448
Acres	8.83
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	8100 Battle Trace Ln
Subdivision	GARDNER PROPERTY

City	SPOTSYLVANIA
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22553

Amenities

Amenities	Attic, Bathroom - Jetted Tub, Stall Shower, Bathroom - Walk-In Shower, Tub Shower, Built-Ins, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Wood Floors
Parking	Concrete Driveway, DW - Circular
# of Garages	2
Garages	Built In, Garage - Side Entry, Inside Access, Oversized
Has Pool	Yes
Pool	Pool (In-Ground)

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Dryer, Humidifier, Icemaker, Oven/Range-Electric, Refrigerator, Washer, Water Heater, Water Dispenser
Heating	Forced Air, Heat Pump(s), Zoned
Cooling	Ceiling Fan(s), Heat Pump(s), Zoned
Has Basement	Yes
Basement	Combination, Connecting Stairway, Daylight, Full, Full, Heated, Improved, Outside Entrance, Side Entrance, Walkout Level
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick, Mantel(s), Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	Vinyl Siding
Exterior Features	Extensive Hardscape, Exterior Lighting, Flood Lights, Secure Storage, Sidewalks, Deck(s), Porch(es), Pool (In-Ground)
Lot Description	Backs to Trees, Landscaping, Not In Development, Partly Wooded, Poolside, Private, Lot Premium, Secluded
Windows	Vinyl Clad
Roof	Shingle

Foundation Permanent, Slab

School Information

District SPOTSYLVANIA COUNTY PUBLIC SCHOOLS
Elementary SPOTSYLVANIA
Middle POST OAK
High SPOTSYLVANIA

Additional Information

Date Listed September 4th, 2025
Days on Market 51
Zoning RU

Listing Details

Listing Office Belcher Real Estate, LLC.

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