

\$855,000 - 11313 Oakville Ln, SPOTSYLVANIA

MLS® #VASP2036126

\$855,000

5 Bedroom, 4.50 Bathroom, 4,734 sqft
Residential on 0.41 Acres

FAWN LAKE, SPOTSYLVANIA, VA

Gorgeous turn-key nearly new Dream Home located inside the luxury gated lake and golf community of Fawn Lake! Featuring a flowing, meticulously crafted interior accented with luxury elements designed for today's modern lifestyle. With 4900 SQ FT of exceptional interior space, this residence is designed for both casual daily living and effortless entertaining. The modern bright and open floor plan features exquisite finishes such as quartz countertops, wide plank wood floors and large windows elevating the spaces throughout the home. A charming front porch welcomes you inside to a beautiful Foyer anchored by a set of glass doors leading to a handsome private Study. Flooded with brilliant sunlight, a wonderful Great Room with a gas fireplace sits at the heart of the home. The beautiful Gourmet Chef's Kitchen features white Cabinetry, Quartz countertops, large center island, stainless steel appliances, gas range and walk-in pantry, serving as the ideal space to cook meals and host guests for dinner. The adjoining sunny Breakfast area leads to an inviting covered porch, perfect for outdoor living and entertaining. The Dining Room offers the perfect setting for celebrating special diners and formal gatherings. The Mud Room with built-in drop zone helps keep things tidy and organized. Thoughtfully designed, the upstairs offers a Flex space that currently serves as a homework zone and TV lounge. A true sanctuary, the Gracious



Owner's Suite features a luxury Bath with dual vanities, large tile shower, plus a fabulous walk-in closet! Two generous Bedrooms with large walk-in closets share a spacious Full Bath with dual vanities. An additional Bedroom suite with a private Bath offers ample accommodations for the whole family. A convenient Laundry Room with utility sink and storage cabinets completes the upper level. Designed for entertaining, the lower level offers a large Recreation Room with glass doors leading to the outdoor patio. An awesome flex space can serve as a game room or fitness gym. The spacious Bedroom with walk-in closet and adjoining Full Bath provides ideal space and comfort for guests. Beautiful landscaping and hardscaping elements enhance the curb appeal while adding charm and natural beauty to the property. Flowering trees and shrubs line the driveway and adorn the front yard. Flagstone steps bordered by gorgeous Limelight Hydrangeas lead from the driveway down to the backyard. Offering an idyllic space for extended outdoor living and entertaining, an amazing new flagstone patio, complete with bench seating and space for a fire pit is the highlight of the backyard sanctuary. The wooded conservation area abutting the property provides privacy while lounging, dining alfresco, and taking in the sights and sounds of nature.

The multi-zone inground sprinkler system ensures the shrubs and lawn stay nourished and green! lot adjacent to a conservation area, offering plenty of privacy! Complete with an oversized 2-Car Garage and an extended Driveway!

Sited near the sparkling waters of Fawn Lake, within walking distance to the Marina boat docks. Imagine, fishing, kayaking, paddling or enjoying spectacular sunsets only steps from your front door!

Live with ease in this luxuriously appointed

and beautifully designed dream home built in 2022!

â€ˆ**The beautiful Luxury Fawn Lake Community offers amazing amenities such as a boating recreational lake, sandy beach, an Arnold Palmer designed Golf Course, tennis courts, baseball and soccer fields, dog park, volleyball courts, walking trails, Community ClubHouse, marina, fitness center, restaurants, Country Club, playgrounds, and so much more! Located in the countryside near the town of Fredericksburg, surrounded by park lands and only a few miles to the farm market, wineries, and award winning breweries! Conveniently located to shopping, restaurants, top-rated Riverbend District schools andâ€ˆ I-95.

Built in 2022

Essential Information

MLS® #	VASP2036126
Price	\$855,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,734
Acres	0.41
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Craftsman, Colonial
Status	Active

Community Information

Address	11313 Oakville Ln
Subdivision	FAWN LAKE
City	SPOTSYLVANIA
County	SPOTSYLVANIA-VA

State	VA
Zip Code	22551

Amenities

Amenities	Butlers Pantry, Formal/Separate Dining Room, Recessed Lighting
Utilities	Under Ground
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Oversized
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Exhaust Fan, Oven-Self Cleaning, Oven-Wall, Oven/Range-Gas, Range hood
Heating	Central, Energy Star Heating System
Cooling	Central A/C, Energy Star Cooling System
Has Basement	Yes
Basement	Daylight, Full, Fully Finished, Heated, Improved, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s)
# of Stories	3
Stories	3

Exterior

Lot Description	Backs to Trees, Landscaping, Partly Wooded
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	September 10th, 2025
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Days on Market	44
Zoning	R

Listing Details

Listing Office	Fawn Lake Real Estate Company
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Listing information last updated on October 23rd, 2025 at 7:00pm EDT