

\$1,025,000 - 11603 Southview Ct, SPOTSYLVANIA

MLS® #VASP2036668

\$1,025,000

6 Bedroom, 5.50 Bathroom, 5,281 sqft

Residential on 0.44 Acres

FAWN LAKE, SPOTSYLVANIA, VA

Exquisite Custom Craftsman style Cape Cod nestled on a quiet cul-de-sac lot in the prestigious, amenity-rich Fawn Lake community. Boasting 6 bedrooms, 5.5 bathrooms, and over 5,280 finished square feet of beautifully designed living space, this home offers an exceptional blend of luxury, comfort, and functionality. Step inside to an expansive open-concept floor plan anchored by a spacious great room featuring engineered hardwood floors, a striking 60" linear electric fireplace with custom mantle, and elegant built-in bookcases with storage. The large dining area, illuminated by a designer brass chandelier, flows seamlessly into the show-stopping gourmet kitchen, complete with a generous island with single-bowl farm sink, quartz countertops, tiled backsplash, under-cabinet lighting, pendant lights, and premium stainless steel appliances including a 36" five-burner cooktop, double wall ovens, and a French door refrigerator. A large walk-in pantry ensures plenty of storage, while the island seating overhang is perfect for casual meals. Off the dining area, you'll find a screened-in porch with ceiling fan which offers a tranquil space for outdoor enjoyment. The mudroom, just off the garage entry, is thoughtfully designed with a custom bench and cubbies for easy organization. A spacious laundry room includes a high-end washer and dryer, quartz-topped sink cabinet, additional wall cabinets, and space for a second fridge or freezer with water line. The main level primary



suite is a true retreat, featuring abundant natural light, its own mini-split system for personalized cooling, a spa-like bath with a zero-threshold tiled shower with built-in bench and dual shower heads, double quartz vanity, separate water closet, and a custom walk-in closet with built-in dresser. An additional main-floor en-suite bedroom with full tiled bath and walk-in closet is ideal for guests or multigenerational living. A cozy pocket office near the foyer adds work-from-home flexibility. The beautiful wide oak staircase with wrought iron balusters, landing and stair lighting bring you to the fabulous upstairs loft with custom built-in double desk and large windows offers the perfect space for a homework station or creative hub. There you will also find a private en-suite bedroom with full tiled bath and large walk-in closet with custom shelving, two more spacious bedrooms, and a full tiled hall bath. The fully finished walk-out basement is a dream, with 9-foot ceilings, large windows for natural light, a recreation room with custom built-ins, recessed led lighting and luxury vinyl plank flooring throughout. The sixth bedroom is currently outfitted with a 4-person Finnleo traditional bluetooth sauna, there's a home gym with padded flooring, a full tiled bath, and additional storage space. The unfinished utility area houses the main level HVAC system, high efficiency 80 gallon hot water heater, and whole house water softening system. Additional features include: 400 AMP electric service, Exterior with 7" insulated siding planks, shake accents, and stone detailing. All of this on a beautiful .43-acre quiet cul-de-sac lot with lots of trees for privacy. Located in the coveted gated community of Fawn Lake, known for its private lake, championship golf course, marina, beach, clubhouse, pool, tennis courts, and more, this exceptional property combines luxurious living with an unparalleled lifestyle. You'll love to call this Home!

Built in 2023

Essential Information

MLS® #	VASP2036668
Price	\$1,025,000
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	5,281
Acres	0.44
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Craftsman, Cape Cod
Status	Active

Community Information

Address	11603 Southview Ct
Subdivision	FAWN LAKE
City	SPOTSYLVANIA
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22551

Amenities

Amenities	Built-Ins, CeilingFan(s), Entry Lvl BR, Pantry, Master Bath(s), Upgraded Countertops, Walk-in Closet(s)
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Dishwasher, Disposal, Exhaust Fan, Icemaker, Refrigerator, Stainless Steel Appliances, Water Heater - High-Efficiency, Dryer - Electric, Extra Refrg/Frz, Oven-Double, Microwave, Washer
Heating	Forced Air, Heat Pump(s), Zoned

Cooling	Ceiling Fan(s), Central A/C, Heat Pump(s), Programmable Thermostat, Zoned, Ductless/Mini-Split
Has Basement	Yes
Basement	Full, Partially Finished, Side Entrance, Space For Rooms, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3
Stories	3

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Gutter System, Flood Lights, Exterior Lighting, Porch-screened, Porch(es)
Lot Description	Backs to Trees, Cul-de-sac, Front Yard, Landscaping, No thru street
Windows	Energy Efficient, Double Pane, Insulated, Low-E, Screens, Sliding, Transom, Vinyl Clad
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	October 2nd, 2025
Days on Market	20
Zoning	P3*

Listing Details

Listing Office	Weichert, REALTORS
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