

\$599,900 - 8205 Colise Ln, SPOTSYLVANIA

MLS® #VASP2037176

\$599,900

4 Bedroom, 2.50 Bathroom, 2,500 sqft

Residential on 0.77 Acres

LAKE ACRES, SPOTSYLVANIA, VA

WATER ACCESS - NI RIVER RESERVOIR-
UNDER CONSTRUCTION- AVAILABLE MID
NOVEMBER- XFINITY HIGH SPEED
INTERNET AVAILABLE - FANTASTIC PRICE!

Welcome to your forever home! This 4 bedroom Haven by award-winning builder Foundation Homes offers a perfect blend of traditional colonial and craftsman style elements. Step inside from the welcoming front porch into a lovely foyer, flanked by a private flex room with double doors and a spacious dining room leading to the gourmet kitchen. Equipped with high quality shaker-style, white soft close cabinets, stainless steel appliances, quartz countertops, and a large farm stainless sink, this kitchen makes cooking a delight, and the large island leaves plenty of room for eating and gathering. The seamless flow into the eating area, family room, and sun room is illuminated by an abundance of natural light from the oversized windows. The main level features 9-foot smooth ceilings and waterproof luxury vinyl tile, ideal for active families. Beautiful oak hardwood stairs lead to the second floor, where you'll find all 4 bedrooms and a convenient laundry room. The owner's suite boasts 2 walk-in closets, a linen closet, and a gorgeous en suite bathroom with double vanities, a soaking tub, and a tile shower. The additional 3 bedrooms provide ample closet space. The unfinished walkout basement offers plenty of storage for holiday and keepsake items, with the potential for future expansion. A lovely deck will overlook your



back yard, providing the tranquility everyone desires. 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 Haven checks all the boxes. 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® #	VASP2037176
Price	\$599,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,500
Acres	0.77
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Colonial, Craftsman
Status	Active

Community Information

Address	8205 Colise Ln
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, Wainscoting, Walk-in Closet(s)
Parking	Paved Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access

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, Unfinished, Rough Bath Plumb, Connecting Stairway, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	October 22nd, 2025
Days on Market	7
Zoning	A2

Listing Details

Listing Office	MacDoc Property Mangement LLC
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Listing information last updated on October 28th, 2025 at 5:05am EDT