

\$799,900 - 48 Old Creekside Rd, FREDERICKSBURG

MLS® #VAST2033654

\$799,900

4 Bedroom, 3.50 Bathroom, 4,320 sqft

Residential on 10.17 Acres

POTOMAC CREEK ESTATES,
FREDERICKSBURG, VA

Stunning semi-custom home with layout perfect for multi-generational living is located on 10+ acres in South Stafford. Privacy meets convince in this stunning Colonial home. The Interior opens to the soaring two-story foyer. Office with built-in storage opens into a charming morning room. Formal dining room connected to spacious kitchen/breakfast area/family room. The gourmet kitchen features custom designed pantry space, expansive island with nook for stools. Beautiful granite highlights the white cabinets. Stainless steel appliances with desirable triangle workspace making cooking a joy! The spacious family room has a bay window and a beautiful propane fireplace. The rear deck off of the kitchen spans the rear of the home. The backyard features an incredible patio area with an oversized fireplace, slate patio, and Koi Pond - perfect for relaxing as the weather cools down. Upstairs features new flooring! The Primary Suite boasts vaulted ceilings, a separate sitting area, huge walk-in closet, and private bath with dual vanities, a soaking tub, stand up shower, and a separate water closet. The basement level has been set up as an in-law suite with NTC bedroom, full renovated bathroom, office/flex space, 2nd kitchen area, family room, and fireplace. An additional outdoor patio rounds out this wonderful space. Frigde in basement kitchen does not convey. Exterior Ramp system does not convey. Whole home generator is negotiable with terms



acceptable to the seller. Please note acreage is included in unique recreational area for the community. Verizon FIOS internet. Community features 300+ acres of recreational area, water access area with picnic table, fire pit, small dock, disc golf course. Stables/paddocks are available for rent as well - bring your horse!

Built in 2004

Essential Information

MLS® #	VAST2033654
Price	\$799,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,320
Acres	10.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Traditional, Colonial
Status	Active

Community Information

Address	48 Old Creekside Rd
Subdivision	POTOMAC CREEK ESTATES
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22405

Amenities

Amenities	Attic, Soaking Tub, Stall Shower, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Shades/Blinds, Wood Floors
Utilities	Propane
Parking	Asphalt Driveway, Paved Driveway

# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access
View	Trees/Woods

Interior

Heating	Forced Air, Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Fully Finished, Heated, Improved, Interior Access, Outside Entrance, Rear Entrance, Walkout Level
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Screen
# of Stories	3
Stories	3

Exterior

Exterior	Brick Front, Vinyl Siding
Exterior Features	Other, Horses Allowed, Stable(s), Patio, Deck(s)
Lot Description	Backs to Trees, Irregular Lot, Partly Wooded
Foundation	Other

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
Elementary	GRAFTON VILLAGE
Middle	DIXON-SMITH
High	STAFFORD

Additional Information

Date Listed	October 25th, 2024
Days on Market	360
Zoning	A1

Listing Details

Listing Office	Nest Realty Fredericksburg
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