

\$785,000 - 85 Hopewell Dr, FREDERICKSBURG

MLS® #VAST2039022

\$785,000

5 Bedroom, 3.50 Bathroom, 3,947 sqft

Residential on 3.01 Acres

SUMMERSET RIDGE SOUTH,
FREDERICKSBURG, VA

Nestled in the serene community of Summerset Ridge South on the banks of the Rappahannock River, this stunning 6-bedroom, 3.5-bathroom home offers a perfect blend of modern comfort, outdoor adventures and traditional charm. Built in 2021, the residence features a classic Colonial design with HardiPlank siding, ensuring durability and timeless appeal. Step inside to discover an inviting open floor plan that seamlessly connects the gourmet kitchen, complete with stainless steel appliances, a spacious island, and a cozy breakfast area, to the family room, where a warm fireplace beckons for gatherings. The formal dining room adds an elegant touch for special occasions, while the walk-in closets and ample pantry space cater to your storage needs. The fully finished basement, with daylight windows and a walkout entrance, provides additional living space, perfect for a home theater or play area. Enjoy the tranquility of your 3.01-acre lot, which backs to lush trees and features a peaceful stream, creating a private oasis for relaxation and outdoor activities. The back of the lot abuts the Fredericksburg Watershed Property – hutable public land along the Rappahannock River under permanent protection from development. Take a walk through the woods to enjoy time on the Rappahannock River for fishing, SUP, kayaking, splashing, or skipping rocks. Step out your back door onto the expansive deck



and porch and savor morning coffee or evening sunsets while overlooking the picturesque views of the garden and woods. With an attached two-car garage and a well-maintained gutter system, this home combines convenience with nature's beauty. Experience the perfect blend of comfort, style, and nature in this exceptional propertyâ€”your dream home awaits!

Built in 2021

Essential Information

MLS® #	VAST2039022
Price	\$785,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,947
Acres	3.01
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Traditional, Colonial
Status	Active Under Contract

Community Information

Address	85 Hopewell Dr
Subdivision	SUMMERSET RIDGE SOUTH
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22406

Amenities

Amenities	Attic, CeilngFan(s), Formal/Separate Dining Room, Pantry, Walk-in Closet(s), Water Treat System, Shades/Blinds
Utilities	Propane, Electric Available

# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener
View	Creek/Stream, Garden/Lawn, Trees/Woods, River

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Oven-Wall, Oven-Double, Refrigerator, Stainless Steel Appliances, Water Heater
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Full, Full, Fully Finished, Heated, Improved, Interior Access, Outside Entrance, Poured Concrete, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Exterior Features	Gutter System, Deck(s), Porch(es)
Lot Description	Backs to Trees, Cleared, Partly Wooded, Private, Rear Yard, Stream/creek, Adjoins - Public Land
Windows	Double Pane
Roof	Architectural Shingle
Foundation	Other

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
Elementary	HARTWOOD
Middle	T. BENTON GAYLE
High	COLONIAL FORGE

Additional Information

Date Listed	May 23rd, 2025
Days on Market	143
Zoning	A1

Listing Details

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