

\$685,000 - 85 Cascade Ln, FREDERICKSBURG

MLS® #VAST2039352

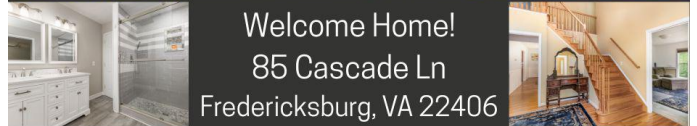
\$685,000

4 Bedroom, 4.00 Bathroom, 4,300 sqft

Residential on 3.28 Acres

NONE AVAILABLE, FREDERICKSBURG, VA

Same great house, new great price, offering 1% lender credit with seller preferred lender!!! Welcome home to this stunning colonial on 3 acres in 22406. Close to shopping, nature and less than 30 minutes from downtown Fredericksburg, you've got a slice of wooded perfection waiting for you. There is so much room in this home you can let your imagination soar! The owners have taken special care of this place over the years and have recently installed new carpeting, new countertops in the kitchen and have fresh paint throughout a majority of the rooms. There are also newer water heaters, new HVAC, new roof and the primary bath was beautifully redesigned. This home also features 4 bedrooms on the upper level 2 of which have their own bathrooms, making a perfect guest or in law suite. The main level has another potential 5th bedroom or office space (septic is 4 bedroom perc). There is a dedicated dining room, separate breakfast nook, roomy open kitchen design, and family room on the main level. Off the breakfast nook, you are equipped with a huge screened in porch to listen to the birds and watch the rain fall. On the lower level, you can find a massive open room capable of being a game room, movie room or whatever else you can think of. There is also a back room currently being used as a craft room with tons of storage. Oh yes, storage, have I mentioned that? This home has a ton of storage, large closets all over, housing all your personal belongings safely and without clutter! Outside,



a private lot on a quiet road, allows you to enjoy nature off the beaten path. Large mature trees, flowering beds and stone work adorn your back yard. There is also electric hook up for a hot tub if the mood hits. Bottom line is, this house has it all, come and check it out today!

Built in 2000

Essential Information

MLS® #	VAST2039352
Price	\$685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,300
Acres	3.28
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	85 Cascade Ln
Subdivision	NONE AVAILABLE
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22406

Amenities

Amenities	Master Bath(s), CeilingFan(s), Carpet, Bathroom - Walk-In Shower, Formal/Separate Dining Room
# of Garages	2
Garages	Garage - Front Entry, Additional Storage Area
View	Trees/Woods

Interior

Appliances	Built-In Microwave, Dishwasher, Refrigerator, Stove
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Daylight, Full, Fully Finished, Interior Access, Outside Entrance, Rear Entrance, Walkout Level
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding, Stone
Exterior Features	Deck(s), Porch(es), Porch-screened
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
Elementary	HARTWOOD
Middle	T. BENTON GAYLE
High	MOUNTAIN VIEW

Additional Information

Date Listed	June 5th, 2025
Days on Market	145
Zoning	A1

Listing Details

Listing Office	Hometown Realty Services, Inc.
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