

\$885,000 - 01 William And Mary Ln, STAFFORD

MLS® #VAST2040062

\$885,000

3 Bedroom, 2.00 Bathroom, 2,076 sqft

Residential on 1.84 Acres

NONE AVAILABLE, STAFFORD, VA

This is a To-Be-Built home by ICF Homes of Virginia, featuring The Rappahannock, a professionally designed plan in the builder's River Series Semi-Custom Division. There is no model home or physical home available to tour, but prospective buyers are invited to schedule a visit to the builder's professional showroom located at 100 Parkway Blvd, Stafford, VA. At the showroom, you can explore material samples, view finish options, and discuss available customizations directly with the builder's team. A virtual design experience is also available. The Rappahannock is a thoughtfully crafted 3-bedroom, 2-bathroom semi-custom home offering open-concept living, vaulted ceilings, and a seamless layout ideal for both everyday living and entertaining. The plan includes a large kitchen with custom cabinetry, a spacious island, and walk-in pantry, flowing naturally into the vaulted dining and living rooms. Large windows and a central fireplace anchor the great room with warmth and natural light. The private primary suite includes two walk-in closets and an en suite bath with dual vanities, a tiled spa-style shower (with optional bench), and customizable fixtures and finishes. Two secondary bedrooms are located on the opposite side of the home, offering privacy and access to a full bath. A covered front porch and optional expansive rear deck extend the living space outdoors—perfect for enjoying the seasons. The attached garage offers nearly 600 square feet of storage and parking



flexibility. The standard plan includes a crawl space foundation with the option to upgrade to a full ICF-constructed conditioned crawl space or a full unfinished basement. Buyers may choose between standard concrete or insulated concrete form (ICF) basement walls for improved temperature regulation, efficiency, and structural strength. For additional finished living area, a finished basement package is also available. ICF construction (Insulated Concrete Form) is available for both the main level and optional garage, offering benefits such as: Exceptional energy efficiency, Consistent indoor temperatures year-round, Reduced noise transmission, Increased strength and durability over time.

Lower long-term maintenance and utility costs. This home is part of a transparent pricing strategy that includes estimated site development costs, local market adjustments, and the builder's curated finish selections. Built to last with today's most advanced residential construction methods, the Rappahannock plan is ideal for buyers seeking strength, performance, and style in one package. Additional Information:

No construction loan required when using the builder's preferred lender, 12-month estimated completion timeline from contract, Builder contract required, Renderings shown are conceptual and for illustrative purposes only, Lot is held for buyer coordination but not owned by the builder, Semi-custom flexibility allows finish personalization within builder-approved selections, Optional ICF garage and crawl/basement upgrades available.

Built in 2025

Essential Information

MLS® #

VAST2040062

Price	\$885,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,076
Acres	1.84
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Craftsman, Rancher
Status	Active

Community Information

Address	01 William And Mary Ln
Subdivision	NONE AVAILABLE
City	STAFFORD
County	STAFFORD-VA
State	VA
Zip Code	22554

Amenities

Amenities	CeilingFan(s), Entry Lvl BR, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Tub Shower, Stall Shower, Washer/Dryer Hookup
# of Garages	2
Garages	Garage Door Opener, Inside Access, Garage - Front Entry
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Icemaker, Oven-Self Cleaning, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Water Heater - High-Efficiency
Heating	Central, Heat Pump(s), Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat, Heat Pump(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantel(s)
# of Stories	1

Stories1 Story

Exterior

ExteriorConcrete/Block
Exterior FeaturesExterior Lighting, Gutter System, Porch(es), Roof Deck
Lot DescriptionTrees/Wooded
WindowsLow-E, Palladian, Screens
RoofArchitectural Shingle
FoundationPermanent, Crawl Space

School Information

DistrictSTAFFORD COUNTY PUBLIC SCHOOLS
ElementaryWIDEWATER
MiddleSHIRLEY C. HEIM
HighBROOKE POINT

Additional Information

Date ListedJune 19th, 2025
Days on Market126
ZoningX

Listing Details

Listing OfficeColdwell Banker Elite

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