

\$799,950 - 1000 Queen Anne Dr, FREDERICKSBURG

MLS® #VAST2040080

\$799,950

4 Bedroom, 2.50 Bathroom, 2,720 sqft

Residential on 12.76 Acres

KINGS GRANT, FREDERICKSBURG, VA

Stafford County's Best-Kept Secret! Welcome to King's Grant – an equestrian paradise consisting of 80 homes with 10 or more acres per lot is tucked away in the heart of nature. This private, horse-friendly community offers miles of scenic, maintained riding trails. It's a rare find – and this property is a dream come true for any horse enthusiast.

Situated on 12.76 acres, this estate boasts three expansive, fenced grass pastures and a 5-stall center-aisle barn, including one stall with a private paddock. You'll also find a tack room with sink, dedicated feed room, and a beautifully designed wash stall with rubber matting, hot and cold water – perfect for pampering your horses. A huge hay barn accommodates 200–300 bales, plus a tractor! The 100 x 70 lighted riding arena is ideal for peaceful evening arena work. The trail system here is simply extraordinary. Ride through serene woods, alongside creeks and streams, or enjoy the private trails that meander throughout your own property. Trails have been made throughout the 13 acres with a secret area set up with a bench swing and firepit. It's the kind of tranquility equestrians dream about. Now let's talk about the home.

As you enter via the circular driveway, you're greeted by a stunning brick residence. The previous owner states they invested over \$100,000 in a full kitchen renovation in 2020, and it shows! This huge



gourmet kitchen features horizontal grain cabinetry, exquisite quartz countertops, a large center island with an induction cooktop and retractable exhaust, bar seating, and a separate coffee/wine bar with a wine fridge. There's an abundance of storage including a walk-in pantry and a second pantry behind a charming barn door. The center island and ceiling beam are made from 100-year-old reclaimed barn wood, blending history with elegance.

The main level includes a spacious family room with a bay window overlooking the pastures and a library room with a cozy wood-burning fireplace. Upstairs, the curved staircase leads to four generous bedrooms.

The primary suite features a remodeled ensuite bath with dual sinks and a doorless walk-in shower, plus a custom walk-in closet with built-ins. Additional features include:

Fresh paint throughout (2022), New lighting fixtures throughout. (2022) New LVP flooring (2022). New A/C unit for the main floor (2022) Fully paid-for solar panels, drastically reducing your electric bill (only \$23.76/month for 9 months of the year!) Xfinity high-speed internet perfect for working from home. Whole house Generac generator. Large deck and stamped concrete patio. Fully fenced backyard for dogs. The community barn is available for private events like parties, weddings, or family gatherings. A volunteer run HOA maintains the roads, snow removal, horse trails, and community facilities. Bring your horses, donkeys, chickens, ducks, goats, sheep and guinea hens. Deer and other local wildlife abound!. If you're looking for a place where equestrian living meets refined comfort, you've just found it. Be sure to check out the 3D virtual tour!

Built in 1990

Essential Information

MLS® #	VAST2040080
Price	\$799,950
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,720
Acres	12.76
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	1000 Queen Anne Dr
Subdivision	KINGS GRANT
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22406

Amenities

Amenities	CeilingFan(s), Shades/Blinds, Intercom, Water Treat System, Air Filter System, Carpet, Formal/Separate Dining Room, Pantry, Master Bath(s), Soaking Tub, Upgraded Countertops, Walk-in Closet(s)
Utilities	Cable TV, Electric Available
Parking	DW - Circular
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener

Interior

Interior Features	Floor Plan-Traditional
Appliances	Washer, Dryer, Cooktop, Oven-Wall, Built-In Microwave, Exhaust Fan, Refrigerator, Icemaker, Dishwasher, Disposal, Trash Compactor
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Flood Lights, Gutter System, Outbuilding Apartment, Riding Trails, Horses Allowed, Paddock, Riding Ring, Stable(s), Deck(s), Patio, Board Fence, Riding Arena
Lot Description	Hunting Available, Partly Wooded, Private, Stream/creek
Roof	Shingle
Foundation	Other

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
Elementary	MARGARET BRENT
Middle	RODNEY THOMPSON
High	MOUNTAIN VIEW

Additional Information

Date Listed	June 26th, 2025
Days on Market	92
Zoning	A1

Listing Details

Listing Office	Corcoran McEneaney
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