

# \$945,000 - 45 Saint Marys Ln, STAFFORD

MLS® #VAST2040956

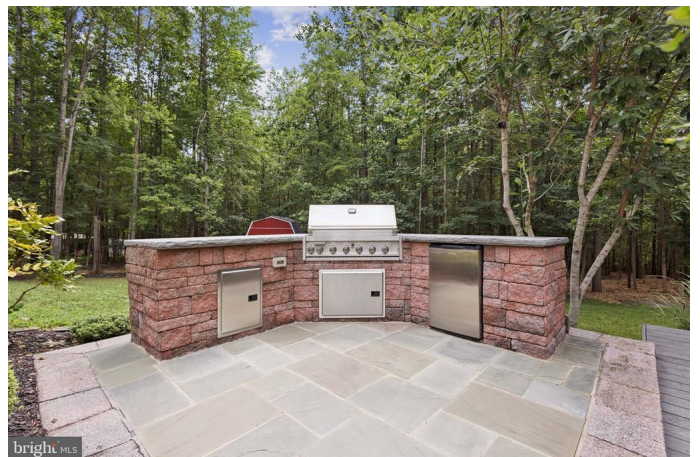
**\$945,000**

4 Bedroom, 2.50 Bathroom, 3,212 sqft

Residential on 3.92 Acres

MAGNOLIA WOODS, STAFFORD, VA

AMAZING 4.125% VA ASSUMABLE LOAN!  
Contact your agent or listing agent for details.  
No HOA! Public water and sewer! Step into what may be the cleanest home on the market in North Stafford—short of new construction! Pride of ownership definitely shows in this meticulously maintained home with endless tasteful updates throughout. The long, winding driveway creates a sense of anticipation as you pull up to this classic colonial-style home w/ a full country front porch that delivers incredible curb appeal from the moment you arrive. This impeccable 4-bedroom, 2.5-bathroom home on a full unfinished walk-up basement sits gracefully on just shy of 4 acres in the highly sought-after community of Magnolia Woods. A sea of gorgeous hardwood flooring that sprawls through the entire main level awaits you as you enter into the dramatic, open & airy 2-story foyer. Glance to the left to capture the main level study/office with crown molding. To the right you will find the formal living & dining rooms featuring detailed chair railing, crown & shadow box molding. From the foyer continue on into the recently updated amazing gourmet kitchen boasting gorgeous granite countertops, tile backsplash, a chef-grade Kenmore Elite gas cooktop stove w/ range hood, sleek stainless steel appliances, under-mounted stainless steel sink, recessed lighting, built-in desk area, & the super convenient center island with ample storage & breakfast bar w/ seating available. Just off of



the kitchen you will find the eat-in area & the spacious family room highlighted by the cozy full stone fireplace w/gas log insert! Off of the eat-in area is the light-filled sunroom with picturesque views out to the spectacular backyard featuring a small composite deck off of the sunroom, the incredible outdoor kitchen slate patio area w/ built-in grill & mini fridge, & another 2nd composite deck just off of the slate patio that leads to the amazing screened gazebo! The impressive paver stone walkway makes it a breeze to cruise from the driveway to the backyard or all the way around to the walk-up basement entrance, the shed offers generous amount of storage for extra tools & equipment & the firepit just adds yet another area that makes this backyard an absolute perfect place to entertain! Back inside & on the upper level of this gem enjoy a grand owner's suite w/ a small sitting area, massive walk-in closet, soaring cathedral ceiling & the luxurious en-suite bathroom showcasing the breathtaking claw foot tub, an outstanding tiled walk-in shower, & features newer quartz countertops & Kohler faucets on the dual vanities. Completing the upper level you will find 3 additional spacious bedrooms all outfitted w/ detailed crown molding & ceiling fans, the 2nd full bathroom, & an oversized upper level laundry room w/ built in cabinetry, folding table & utility sink. Finally, down on the lower level the full unfinished walk-out basement features impressive 9-foot ceilings & offers incredible potential for future expansion or simply additional storage. Already plumbed & improved w/ a new egress window that was installed in 2021, the basement is ready for someone's vision and is positioned for a 5th legal bedroom & a 3rd full bathroom. A few additional notable highlights of this beauty include a new architectural roof in 2017, brand new hot water heater July 2025, new KitchenAid dishwasher in 2022, & new fencing in 2024. From repainting of gazebo & shed

to new toilets & fixtures throughout there are far too many improvements the sellers have continually made the past few years to list! As you can see, there are endless features offered up in this exceptional turn-key property that clearly shows pride of ownership & is planted on a fantastic private lot in a well established & desirable community, making it easy to see that this home is your perfect choice!!

Built in 2003

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | VAST2040956 |
| Price          | \$945,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,212       |
| Acres          | 3.92        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Colonial    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 45 Saint Marys Ln |
| Subdivision | MAGNOLIA WOODS    |
| City        | STAFFORD          |
| County      | STAFFORD-VA       |
| State       | VA                |
| Zip Code    | 22556             |

### **Amenities**

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Soaking Tub, CeilingFan(s), Formal/Separate Dining Room, Walk-in Closet(s), Wood Floors, Washer/Dryer Hookup |
| Parking   | Asphalt Driveway, Private, Paved Driveway                                                                    |

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

## Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Traditional                                                                                                                             |
| Appliances        | Disposal, Dishwasher, Refrigerator, Six burner stove, Exhaust Fan, Oven/Range-Gas, Range hood, Stainless Steel Appliances, Water Heater, Microwave |
| Heating           | Heat Pump(s)                                                                                                                                       |
| Cooling           | Ceiling Fan(s), Central A/C                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished, Walkout Stairs, Sump Pump, Rough Bath Plumb                                                                                      |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas/Propane, Stone                                                                                                                                 |
| # of Stories      | 3                                                                                                                                                  |
| Stories           | 3                                                                                                                                                  |

## Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Vinyl Siding, Brick and Siding                                                                                 |
| Exterior Features | Extensive Hardscape, Exterior Lighting, BBQ Grill, Sidewalks, Stone Retaining Walls, Patio, Deck(s), Porch(es) |
| Lot Description   | Backs to Trees, Private, Rear Yard, Trees/Wooded, Front Yard                                                   |
| Windows           | Double Pane                                                                                                    |
| Roof              | Architectural Shingle                                                                                          |
| Foundation        | Concrete Perimeter, Slab                                                                                       |

## School Information

|            |                                |
|------------|--------------------------------|
| District   | STAFFORD COUNTY PUBLIC SCHOOLS |
| Elementary | MARGARET BRENT                 |
| Middle     | A.G. WRIGHT                    |
| High       | MOUNTAIN VIEW                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 77              |
| Zoning         | A1              |

## Listing Details

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Listing information last updated on October 25th, 2025 at 9:00am EDT