

\$799,903 - 1054 Broad Lake Dr #lot 40, FREDERICKSBURG

MLS® #VAST2041290

\$799,903

6 Bedroom, 4.00 Bathroom, 3,711 sqft
Residential on 0.20 Acres

ROCKY RUN, FREDERICKSBURG, VA

NOW SELLING - FABULOUS NEW FLOORPLAN -- SAMPLE LISTING AT BASE PRICE -- The Canterbury features an open floorplan with a main floor bedroom and full bath suite. Upper level features Large Primary bedroom with huge walk-in closet and well appointed full bath with seated shower and double vanity; plus 3 additional bedrooms, Loft with overlook and upper level laundry. Choose the optional finished lower level for even more space with rec room and den/bedroom with full bath. OR, add the optional covered porch for wonderful outdoor living area. This home is a must see!

Rocky Run Village is a beautiful community of new homes in Fredericksburg, Virginia offering 104 single family homes for sale within Stafford County. Conveniently located off route 17, easy access to a wealth of shopping and dining options. Enjoy being less than 5 miles from I-95, major commute route, and 6 miles from the VRE. Each home is offered in one of our new interior design Looks: Loft, Farmhouse, Classic or Elements for on-trend style in your new home. Prices and terms subject to change***location premiums may apply.

Built in 2025

Essential Information



MLS® #	VAST2041290
Price	\$799,903
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,711
Acres	0.20
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

Community Information

Address	1054 Broad Lake Dr #lot 40
Subdivision	ROCKY RUN
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22406

Amenities

Amenities	Bathroom - Walk-In Shower, Carpet, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Walk-in Closet(s), Master Bath(s)
Utilities	Under Ground
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan, Icemaker, Oven-Self Cleaning, Oven/Range-Electric, Refrigerator
Heating	90% Forced Air, Energy Star Heating System, Programmable Thermostat
Cooling	Central A/C, Fresh Air Recovery System, Programmable Thermostat
Has Basement	Yes

Basement	Poured Concrete, Space For Rooms, Sump Pump, Partially Finished, Outside Entrance, Rear Entrance, Walkout Level
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Windows	Double Pane, Energy Efficient, ENERGY STAR Qualified, Low-E, Screens
Roof	Architectural Shingle, Asphalt
Foundation	Concrete Perimeter

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	July 27th, 2025
Days on Market	86
Zoning	RESIDENTIAL

Listing Details

Listing Office	Sylvia Scott Cowles
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Listing information last updated on October 20th, 2025 at 10:30pm EDT