# \$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

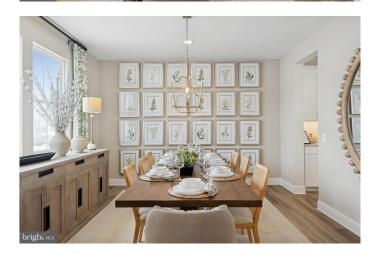
ROCKY RUN, FREDERICKSBURG, VA

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

#### **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