

\$759,900 - 0 Joshua Beach, FREDERICKSBURG

MLS® #VAST2042326

\$759,900

3 Bedroom, 2.50 Bathroom, 2,522 sqft

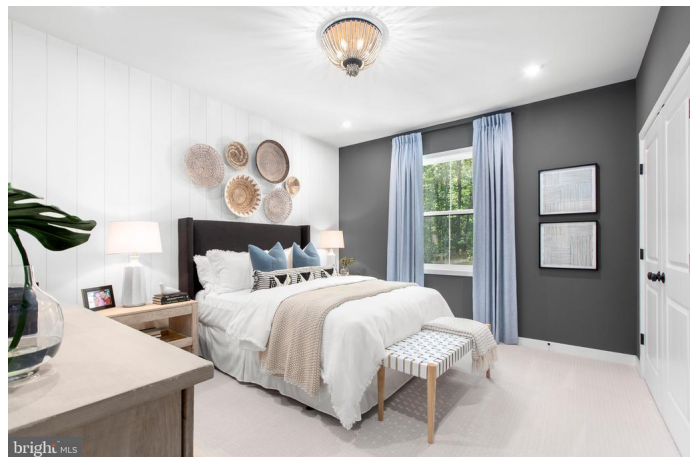
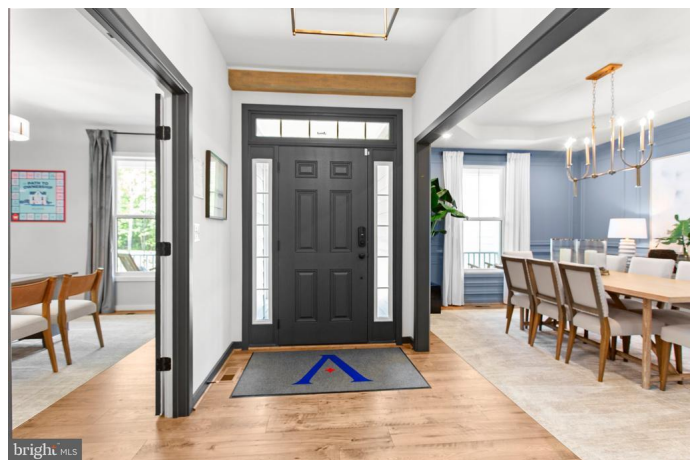
Residential on 3.40 Acres

NONE AVAILABLE, FREDERICKSBURG, VA

Peaceful, treed homesite of 3.4 acres in Stafford County just off Route 17 N./Warrenton Road. Enjoy the this opportunity to build one of Atlantic Builders popular single level homes on a beautiful and spacious idyllic homesite that backs to trees, offering privacy and natural beauty. All while being just minutes from Route 17, Downtown Fredericksburg, and a wide array of shopping, dining, and first class recreation including Lake Mooney and the Gauntlet Golf Club.

Our award winning main level living homes include the Chesapeake, Bridgewater and Wingate home designs which offer 3 bedrooms, 2-2.5 baths, dramatic open layouts with foodie kitchens, spacious family rooms and even more space to expand on the lower level.

The Bridgewater is a spacious 3 bedroom 2.5 bath home offering main level living in an updated design and can be built on a basement foundation. The light-filled kitchen and breakfast area join the great room in creating an open floor plan designed for family living or entertaining. The master suite features dual walk-in closets and a luxury bath with an oversized walk-in shower. Bedrooms 2 and 3 are separated by a shared bath. On the main level, the Study is perfectly located as a home office or can be changed to an optional 4th Bedroom and Full Bath, and there is a



separate formal dining room. Additional options are available to extend square footage on main level and in the basement. Photos of model home may show options not included in the base pricing.

Built in 2025

Essential Information

MLS® #	VAST2042326
Price	\$759,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,522
Acres	3.40
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	0 Joshua Beach
Subdivision	NONE AVAILABLE
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22406

Amenities

Amenities	Carpet, Chair Railing, Entry Lvl BR, Recessed Lighting, Walk-in Closet(s), Attic, Formal/Separate Dining Room, Master Bath(s), Pantry, Washer/Dryer Hookup
Utilities	Cable TV Available, Under Ground, Phone Available, Propane
Parking	Paved Driveway
# of Garages	2
Garages	Inside Access, Garage - Side Entry

View	Trees/Woods
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Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Oven/Range-Electric, Stainless Steel Appliances, Water Heater, ENERGY STAR Refrigerator
Heating	Programmable Thermostat
Cooling	Programmable Thermostat, Energy Star Cooling System
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Exterior Lighting, Sidewalks
Lot Description	Backs to Trees, Trees/Wooded
Windows	Energy Efficient, Insulated, Low-E
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
Elementary	HARTWOOD
Middle	T. BENTON GAYLE
High	MOUNTAIN VIEW

Additional Information

Date Listed	August 29th, 2025
Days on Market	56
Zoning	RESIDENTIAL

Listing Details

Listing Office	Coldwell Banker Elite
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