

\$799,900 - 16 Barley Mill Ct, STAFFORD

MLS® #VAST2042372

\$799,900

5 Bedroom, 4.50 Bathroom, 4,758 sqft

Residential on 0.44 Acres

HILLS OF AQUIA, STAFFORD, VA

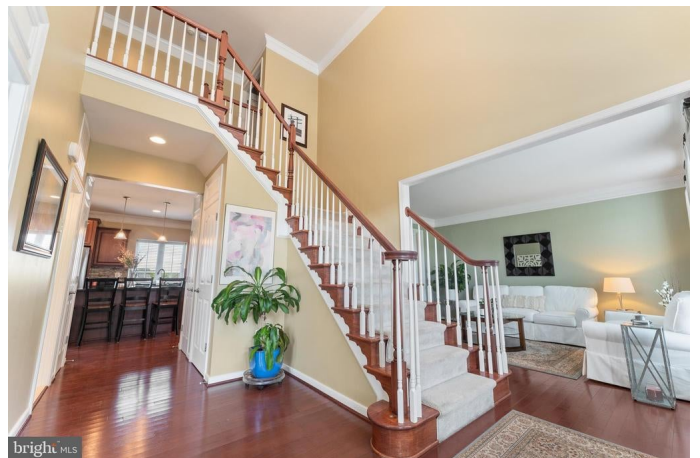
Wonderfully maintained Augustine Homes built hilltop Colonial with 4 bedrooms on the upper level including the Primary with full bath, Junior Primary with full bath and 2 more bedrooms sharing a Jack and Jill bathroom. Lower level features a theatre space with surround sound and movie style seating plus another full bathroom and bedroom. Gorgeous hardwood flooring on the main level along with an office and fantastic kitchen with an island opening up to the family room with a gas fireplace. There's almost 5K sq ft of living space plus the attached 2-car garage located in a cul-de-sac on almost a 1/2 acre lot w/irrigation system. Just off the grand entry is the perfect home office with nearby 1/2 bath. The awesome kitchen features natural gas cooking, double wall ovens, granite counters, an island with seating and a nice sized breakfast area plus 2 pantries! Enjoy morning coffee and BBQing on the sunroom overlooking the Hills of Aquia or cozy up to the gas fireplace in the family room and watch your favorite shows and sports. This home has many custom touches throughout and reflects the owners tasteful touches making it move-in ready and has an assumable VA loan at 2.25%!

Built in 2011

Essential Information

MLS® #

VAST2042372



Price	\$799,900
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,758
Acres	0.44
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	16 Barley Mill Ct
Subdivision	HILLS OF AQUIA
City	STAFFORD
County	STAFFORD-VA
State	VA
Zip Code	22554

Amenities

Utilities	Cable TV, Natural Gas Available, Electric Available
Parking	Paved Driveway
# of Garages	2
Garages	Garage Door Opener, Garage - Front Entry
View	Panoramic, Scenic Vista

Interior

Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer-front loading, Oven-Wall, Oven-Double, Refrigerator, Stainless Steel Appliances, Washer-front loading
Heating	Forced Air, Central, Zoned, Humidifier, Programmable Thermostat
Cooling	Central A/C, Heat Pump(s), Programmable Thermostat
Has Basement	Yes
Basement	Daylight, Full, Fully Finished, Interior Access, Outside Entrance, Rear Entrance, Walkout Level, Windows, Sump Pump
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Udrgrd Lwn Sprnklr
Foundation	Concrete Perimeter

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 5th, 2025
Days on Market	48
Zoning	R1

Listing Details

Listing Office	Coldwell Banker Elite
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