

\$750,000 - 314 Montera Ave, FREDERICKSBURG

MLS® #VAST2042750

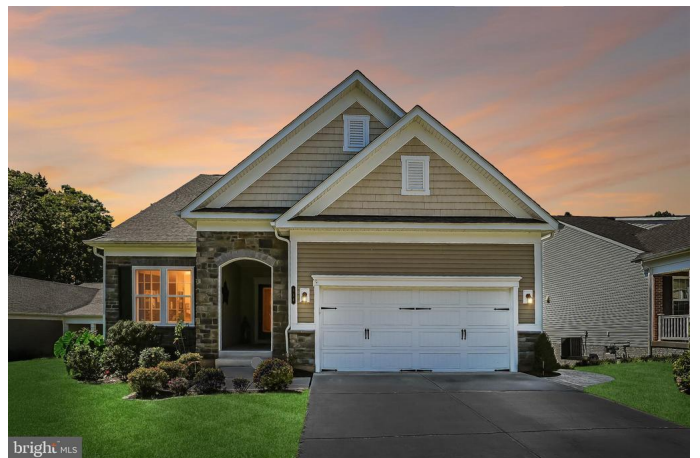
\$750,000

4 Bedroom, 4.00 Bathroom, 4,694 sqft

Residential on 0.25 Acres

CELEBRATE VIRGINIA NORTH,
FREDERICKSBURG, VA

Beautifully upgraded single-family home in the highly sought-after Celebrate Virginia North neighborhood, a 55+ community by Del Webb. This home is a perfect blend of comfort, style, and convenience, offering approximately 4,694 square feet of well-designed finished living space with four bedrooms and four full baths and gourmet kitchen with granite counter tops. The open concept living area is filled with abundant natural light, enhancing the bright and airy feel of the home. It is anchored by a cozy custom built gas fireplace flanked by built-in window seats, creating a warm and inviting ambiance. A sun room bump out leads out on the deck providing a relaxing spot to unwind while enjoying serene wooded views. Throughout the home, crown molding, wainscoting, upgraded light fixtures, and beautiful wood flooring add to the character and modern aesthetic. This home boasts a thoughtfully planned layout with elegant touches throughout. The primary bedroom serves as a peaceful retreat. The second bedroom on the main level offers flexibility, ideal for use as a guest room. Off the entryway is a private room, which can serve as an office or den, providing even more versatility to suit your needs. Both bathrooms on the main level are conveniently located to meet the needs of residents and guests alike. Upstairs in the loft is an additional bedroom, full bath and second family room. In the basement, you'll find a large recreation room complete with a fourth



bedroom and bathroom, and a bonus room perfect for a home gym. There is a large unfinished storage room that can be used for storage or even a crafting room or workshop. Living in Celebrate Virginia North means access to an array of resort-style amenities, including: A clubhouse that serves as a social hub for events and gatherings. Both an outdoor community pool and a year-round indoor pool and hot tub for aquatic enjoyment. A fully equipped gym to support an active lifestyle. Pickleball courts for a fun, social way to stay active. Scenic walking trails, perfect for staying connected with nature and meeting neighbors. This vibrant community provides the perfect blend of relaxation, recreation, and social opportunities, making it an ideal home for those seeking an enriched 55+ lifestyle

Built in 2020

Essential Information

MLS® #	VAST2042750
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,694
Acres	0.25
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active Under Contract

Community Information

Address	314 Montera Ave
Subdivision	CELEBRATE VIRGINIA NORTH
City	FREDERICKSBURG
County	STAFFORD-VA

State	VA
Zip Code	22406

Amenities

Amenities	Attic, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Entry Lvl BR, Pantry, Master Bath(s), Sprinkler System, Walk-in Closet(s), Shades/Blinds, Wood Floors
Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Humidifier, Icemaker, Oven-Wall, Refrigerator, Stainless Steel Appliances, Washer, Water Heater - Tankless
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Sump Pump, Walkout Level, Partially Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Awning(s), Lawn Sprinkler, Sidewalks, Street Lights, Udrgrd Lwn Sprnklr
Roof	Composite
Foundation	Slab

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 25th, 2025
Days on Market	6

Zoning

RBC

Listing Details

Listing Office

Coldwell Banker Realty

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Listing information last updated on October 22nd, 2025 at 10:45pm EDT