

\$839,613 - 1041 Broad Lake Dr #lot 12, FREDERICKSBURG

MLS® #VAST2042840

\$839,613

6 Bedroom, 4.50 Bathroom, 4,705 sqft
Residential on 0.22 Acres

ROCKY RUN, FREDERICKSBURG, VA

QUICK-MOVE-IN- FABULOUS NEW FLOORPLAN -- -- The TOULOUSE features an open floorplan with a main floor bedroom and full bath suite. Well-appointed kitchen with large island and stainless steel appliances, plus granite countertops Upper level features Large Primary bedroom with huge walk-in closet and well appointed full bath with shower and double vanity with quartz countertop; plus 3 additional bedrooms, Loft with overlook and upper level laundry with utility sink and ceramic tile floor. Finished lower level for even more space with rec room and den/bedroom with full bath. Plus a covered porch for wonderful outdoor living area. All living areas include luxury vinyl plank flooring; upgrade ceramic tile flooring in all baths. Make this home your own!

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. PHOTOS/RENDERINGS REPRESENTATIVE ONLY - MAY SHOW



OPTIONS, UPGRADES OR DECORATOR
ENHANCEMENTS.***SPECIAL FINANCING
MAY BE AVAILABLE FOR QUALIFIED
BUYERS USING OUR LENDER - TERMS
APPLY.

Built in 2024

Essential Information

MLS® #	VAST2042840
Price	\$839,613
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,705
Acres	0.22
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

Community Information

Address	1041 Broad Lake Dr #lot 12
Subdivision	ROCKY RUN
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22406

Amenities

Amenities	Bathroom - Walk-In Shower, 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, Refrigerator, Oven/Range-Gas
Heating	90% Forced Air, Energy Star Heating System, Programmable Thermostat
Cooling	None
Has Basement	Yes
Basement	Poured Concrete, Sump Pump, Partially Finished, Full, Water Proofing System
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Deck(s), Roof Deck
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	September 19th, 2025
Days on Market	35
Zoning	R1

Listing Details

Listing Office	Sylvia Scott Cowles
----------------	---------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 24th, 2025 at 12:00am EDT