

\$699,999 - 11 Garnet Way, FREDERICKSBURG

MLS® #VAST2042942

\$699,999

5 Bedroom, 2.50 Bathroom, 4,420 sqft
Residential on 0.18 Acres

CAMBRIDGE CROSSING,
FREDERICKSBURG, VA

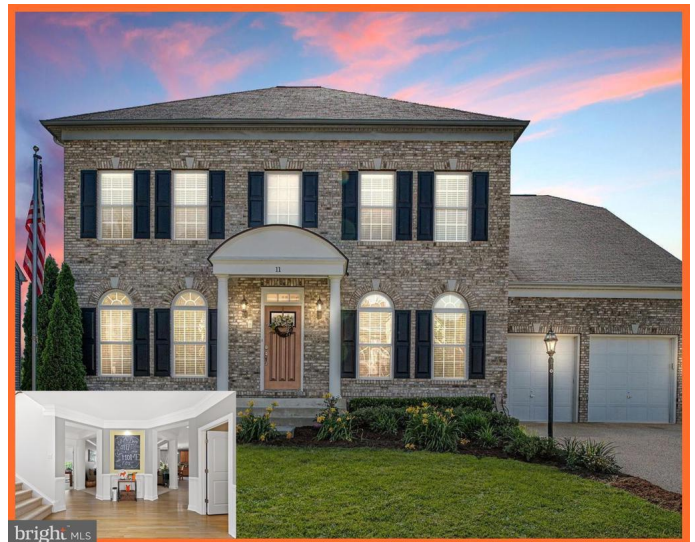
OPEN HOUSE WEDNESDAY 9/24 6PM - 8PM **MOTIVATED SELLER! ** Assumable mortgage at an INCREDIBLE 3.375%!

Welcome to Cambridge Crossing in Falmouth, where timeless design meets everyday convenience. Nestled on a quiet cul-de-sac just across from Falmouth Elementary and north of the Rappahannock River—offering easy access without bridge traffic delays—this stately brick-front residence offers over 5,400 square feet of beautifully appointed living space.

Step through the dramatic two-story foyer and immediately feel the sense of scale and elegance that defines this home. With soaring 9+ foot ceilings, detailed crown molding throughout, chair rail molding, and freshly painted interiors, the open-concept layout flows seamlessly from one generous space to the next. At the heart of the main level lies an expansive kitchen with walk-in pantry, sun-drenched breakfast nook, and bar area—perfect for everyday living and entertaining alike.

Designed around a distinctive octagonal floor plan, the home offers incredible flexibility with 4 to 5 bedrooms, 2.5 baths, and the potential for a sixth bedroom and an additional full bath (with roughed-in plumbing already in place). The main level also features a versatile flex room ideal for a home office, guest room, or playroom.

Upstairs, retreat to the luxurious primary suite



11 Garnet Way, Fredericksburg, VA

Main Building: Above Grade Finished Area 3735.37 sq ft



complete with a spacious sitting area, dual walk-in closets, oversized vanities, a soaking tub, and a separate walk-in shower. Additional upper-level bedrooms are generously sized and the laundry room is conveniently located on the same floor.

Outdoors, enjoy the fully fenced backyard from the elevated deck just off the kitchen—perfect for quiet evenings or weekend gatherings.

Recent improvements include a brand-new roof and an oversized water heater, ensuring peace of mind for years to come. A spacious two-car garage and a mostly finished basement with additional storage and bathroom rough-in complete the package.

Located just 8 minutes from I-95, 5 minutes to Route 1, 5 min to Carls Ice Cream in downtown Fredericksburg, 10 min from the downtown Fredericksburg VRE, 31 minute from Quantico Base, 50 Minutes to the Navy Yard and 40 Min to Fort Belvoir! This home offers both refined comfort and commuter-friendly convenience.

Opportunities like this—offering space, flexibility, and an assumable low-rate mortgage—are rare. Schedule your showing today!

Built in 2008

Essential Information

MLS® #	VAST2042942
Price	\$699,999
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	4,420
Acres	0.18
Year Built	2008
Type	Residential

Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	11 Garnet Way
Subdivision	CAMBRIDGE CROSSING
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22405

Amenities

Amenities	Butlers Pantry, Built-Ins, Stall Shower, Bar, Carpet, Chair Railing, Entry Lvl BR, Formal/Separate Dining Room, Master Bath(s), Pantry, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wood Floors, Soaking Tub, Bathroom - Walk-In Shower, Tub Shower, CeilingFan(s), Crown Molding, Recessed Lighting, Intercom
Utilities	Cable TV, Phone
Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Oven-Double, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Heated, Improved, Interior Access, Partially Finished, Rear Entrance, Rough Bath Plumb, Space For Rooms, Walkout Level, Windows
# of Stories	3
Stories	3

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Exterior Lighting, Gutter System, Play Area, Sidewalks, Board Fence

Lot Description	Cul-de-sac, No thru street, Rear Yard
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
Elementary	FALMOUTH
Middle	EDWARD E. DREW
High	STAFFORD

Additional Information

Date Listed	September 24th, 2025
Days on Market	27
Zoning	R1

Listing Details

Listing Office	NEXTHOME BLUE HERON REALTY GROUP
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Listing information last updated on October 20th, 2025 at 8:30am EDT