

# \$714,900 - 616 Winterberry Dr, FREDERICKSBURG

MLS® #VAST2043132

**\$714,900**

6 Bedroom, 3.50 Bathroom, 3,920 sqft

Residential on 0.31 Acres

CLEARVIEW HEIGHTS, FREDERICKSBURG,  
VA

Welcome to 616 Winterberry Drive, located in the non-HOA Clearview Heights neighborhood of Falmouth! As one of the largest homes in the community, this property features 6 bedrooms, 3 full bathrooms, and 1 half bathroom.

With 3,920 finished square feet and an additional 1,596 unfinished square feet in the basement, there's plenty of room to accommodate your needs, hobbies, and storage, while still leaving space to grow or customize in the future.

This home offers original hardwood flooring, large windows that fill the space with natural light, and two primary bedrooms, one on the main level and another upstairs. Additional highlights include a two-bay street-level garage, a wide asphalt driveway with ample parking, a walk-down back deck perfect for grilling and entertaining, and a fenced-in backyard ideal for pets or outdoor activities. Built in a traditional Colonial style, the home welcomes you with a brick walkway leading to the front door. Upon entering, you'll notice the wide hardwood foyer and hallway, complete with shaker-style wainscoting and dental moulding throughout. To the left is a spacious family room, and to the right is the formal dining room, which the current owners use as an office.

Continuing toward the back of the home, you'll find a granite countertop kitchen with an eat-in area featuring bay windows



overlooking the backyard. The laundry area is conveniently located off the kitchen and includes ample built-ins that can double as a large pantry.

One of the two primary bedrooms is located on the main level, an oversized suite equipped with its own mini-split system and full bathroom. There’s also an additional room on the lower level that has been used as an office but can easily serve as another bedroom, bringing the total to seven possible bedrooms.

Upstairs, the second primary bedroom features built-in closets and a full bathroom with a double vanity. In addition, there are four more carpeted bedrooms on this level, providing plenty of space for family or guests. Heading down to the basement, you’ll find three distinct areas: the main open basement, a utility room that could double as a workshop, and, off the utility area, access to the garage.

The Clearview Heights neighborhood offers a prime location, less than 10 minutes to downtown Fredericksburg, about 13 minutes to Central Park, Fredericksburg’s main shopping destination, and only 8 minutes to the I-95 ramp via Warrenton Road, perfect for commuters and travelers alike.

Don’t miss your opportunity to tour this beautiful home, listings in Clearview Heights are rare, especially one of this size. Schedule your showing today!

Built in 1986

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | VAST2043132 |
| Price      | \$714,900   |
| Bedrooms   | 6           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |
| Half Baths | 1           |

|                |             |
|----------------|-------------|
| Square Footage | 3,920       |
| Acres          | 0.31        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Colonial    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 616 Winterberry Dr |
| Subdivision | CLEARVIEW HEIGHTS  |
| City        | FREDERICKSBURG     |
| County      | STAFFORD-VA        |
| State       | VA                 |
| Zip Code    | 22405              |

### Amenities

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Amenities    | Crown Molding, CeilingFan(s), Formal/Separate Dining Room, Pantry, Wood Floors |
| Utilities    | Cable TV Available                                                             |
| Parking      | Asphalt Driveway                                                               |
| # of Garages | 4                                                                              |
| Garages      | Garage Door Opener, Garage - Front Entry, Basement Garage                      |

### Interior

|                 |                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Microwave, Refrigerator, Oven/Range-Electric, Dishwasher, Disposal, Dryer - Electric, Washer |
| Heating         | Heat Pump(s)                                                                                          |
| Cooling         | Ceiling Fan(s), Heat Pump(s)                                                                          |
| Has Basement    | Yes                                                                                                   |
| Basement        | Outside Entrance, Rear Entrance, Full, Unfinished, Walkout Level                                      |
| Fireplace       | Yes                                                                                                   |
| # of Fireplaces | 1                                                                                                     |
| Fireplaces      | Mantel(s)                                                                                             |
| # of Stories    | 3                                                                                                     |
| Stories         | 3                                                                                                     |

### Exterior

|          |                                |
|----------|--------------------------------|
| Exterior | Vinyl Siding, Brick and Siding |
|----------|--------------------------------|

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Secure Storage, Deck(s), Brick Porch, Patio, Fenced-Partially, Fenced-Rear |
| Lot Description   | Trees/Wooded                                                               |
| Windows           | Bay/Bow                                                                    |
| Roof              | Architectural Shingle                                                      |
| Foundation        | Slab                                                                       |

### **School Information**

|          |                                |
|----------|--------------------------------|
| District | STAFFORD COUNTY PUBLIC SCHOOLS |
| High     | STAFFORD                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 16                |
| Zoning         | R1                |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Belcher Real Estate, LLC. |
|----------------|---------------------------|

© 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 22nd, 2025 at 5:01pm EDT