

\$838,000 - 105 Avocet Way, FREDERICKSBURG

MLS® #VAST2043172

\$838,000

5 Bedroom, 3.50 Bathroom, 5,094 sqft
Residential on 3.97 Acres

MARSH RUN ESTATES,
FREDERICKSBURG, VA

Welcome to Magnolia Manor – a timeless retreat tucked away on nearly 4 private, tree-lined acres. This 5-bedroom, 3.5-bath, three-level residence is designed for comfort, connection, and versatility, offering space for multi-generational living with a fully finished walkout basement complete with kitchenette. A stately magnolia tree greets you as you arrive, setting the tone for the charm and character found throughout. Gather on the expansive front porch, entertain year-round in the stunning four-season room, or host unforgettable events indoors and out with multiple spacious living and dining areas. Outside, a gazebo and beautifully landscaped grounds provide the perfect backdrop for relaxation and gatherings. With its blend of privacy, functionality, and Southern charm, Magnolia Manor is more than a home – it’s a lifestyle.



Built in 2005

Essential Information

MLS® #	VAST2043172
Price	\$838,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,094

Acres	3.97
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	105 Avocet Way
Subdivision	MARSH RUN ESTATES
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22406

Amenities

Amenities	Carpet, CeilingFan(s), Crown Molding, Curved Staircase, Formal/Separate Dining Room, Pantry, Master Bath(s), Skylight(s), Water Treat System, Walk-in Closet(s), Shades/Blinds, Wood Floors
# of Garages	2
Garages	Garage - Side Entry, Inside Access

Interior

Interior Features	Floor Plan-Traditional
Heating	Central, Heat Pump(s), Zoned, Forced Air
Cooling	Central A/C, Heat Pump(s), Zoned
Has Basement	Yes
Basement	Fully Finished, Interior Access, Outside Entrance, Rear Entrance, Walkout Level
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding, Stone
Exterior Features	Outbuilding Apartment, Satellite Dish, Deck(s), Porch(es), Porch-enclosed, Porch-wraparound
Roof	Architectural Shingle
Foundation	Block

School Information

Additional Information

Date Listed	October 9th, 2025
Days on Market	15
Zoning	A1

Listing Details

Listing Office	Samson Properties
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