

\$800,000 - 1 Granville Dr, FREDERICKSBURG

MLS® #VAST2043274

\$800,000

4 Bedroom, 3.50 Bathroom, 4,560 sqft

Residential on 1.50 Acres

GRANVILLE ESTATES, FREDERICKSBURG,
VA

Welcome to 1 Granville Drive, a spacious four-bedroom, three-and-a-half-bath home set on 1.5 acres in the sought-after Granville Estates community of Fredericksburg. Offering over 4,400 finished square feet across three levels, the home blends modern comfort, elegant design, and the serenity of a private setting. Numerous premium builder upgrades enhance the home inside and out, ensuring both style and functionality. This property also offers a VA assumable loan through Mr. Cooper at a 2.875% interest rate, subject to lender approval. (Approx. balance available upon request.)

This stunning Saint Lawrence model in Granville Estates features nearly \$80K in builder upgrades, including Elevation C faade, a 1016 rear deck, designer “St George” interior package, painted pewter cabinetry with contrasting island, hardwood flooring throughout main areas, a Roman shower in the owner’s suite, finished walk-out basement with full bath, oak stairs with metal balusters, smart home features (LED lighting, Wi-Fi thermostat and garage opener), and more “all on a side-entry garage lot with Craftsman-style details.

The main level features an open floorplan filled with natural light and upgraded hardwood flooring throughout. The gourmet kitchen showcases quartz countertops, a huge center



island with breakfast bar, upgraded tile backsplash, stainless steel appliances, and a large walk-in pantry. The kitchen, dining, and family room flow seamlessly together, creating an inviting space ideal for gatherings both large and small. A large rear deck extends the living area outdoors, perfect for entertaining or enjoying the peaceful surroundings. Just off the foyer, a dedicated home office provides the perfect spot for work or study.

Upstairs, the primary suite serves as a retreat with a generous walk-in closet and a spa-inspired bath featuring an upgraded Roman shower and designer tile. Three additional bedrooms share a full hall bath, also appointed with upgraded tile, while a spacious bonus room offers flexibility for play, hobbies, or media. A convenient upstairs laundry completes the level.

The finished lower level expands the living area with a large recreation room, a full bath, and ample space for hobbies or relaxation.

Outdoor living is equally appealing, with a spacious lot offering endless possibilities for gardening, play, or future enhancements. A side-load two-car garage and generous driveway parking ensure convenience, while the home's thoughtful design allows for both functionality and style throughout.

Granville Estates provides a peaceful neighborhood setting without sacrificing access to modern amenities. Commuters will appreciate proximity to Routes 218, 301, and I-95, as well as nearby VRE stations for travel into Northern Virginia and Washington, D.C. Local conveniences include shopping, dining, and schools just minutes away, while Fredericksburg's historic downtown offers boutique shops, restaurants, and cultural attractions. Outdoor enthusiasts will enjoy

nearby parks, the Rappahannock River, and trails that showcase the area’s natural beauty.

This beautiful home combines the best of modern construction with a prime location, offering space, comfort, and convenience in one of Fredericksburg’s most desirable communities.

Built in 2021

Essential Information

MLS® #	VAST2043274
Price	\$800,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,560
Acres	1.50
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	1 Granville Dr
Subdivision	GRANVILLE ESTATES
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22405

Amenities

Amenities	Stall Shower, Tub Shower, Carpet, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors, CeilingFan(s)
# of Garages	2

Garages	Garage Door Opener, Inside Access, Garage - Side Entry
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Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Refrigerator, Icemaker, Oven/Range-Gas, Oven-Wall, Water Heater - High-Efficiency, Water Conditioner, Washer, Dryer
Heating	Central, Forced Air
Cooling	Central A/C, Ceiling Fan(s), Programmable Thermostat
Has Basement	Yes
Basement	Fully Finished, Rear Entrance
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Exterior Lighting, Sidewalks, Porch(es), Deck(s)
Lot Description	Corner Lot
Windows	Screens
Roof	Shingle
Foundation	Permanent

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
High	BROOKE POINT

Additional Information

Date Listed	October 9th, 2025
Days on Market	12
Zoning	A1

Listing Details

Listing Office	Samson Properties
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