

Lot 417 Pond Bluff Court

Lot 417 Pond Bluff Court, Fredericksburg, VA, 22408

Price: \$ 1,083,550
MLS #: VASP224782

	
NUMBER OF BEDS	NUMBER OF BATHROOMS
5	4

To be built! Beautiful waterfront property on Ruffins Pond, 0.79 acre lot. All pictures are from homes built by the builder. For exact details, contact agent Charlotte Rouse. Two story home with a first floor master suite and basement. 5 Bedroom, 4 bathroom with the opportunity to make changes to the home and make your dreams come true. 2900 to 3900 sq. ft. Open foyer and two story family room. First floor study or 5th bedroom with full bath. Spacious primary bedroom with optional sitting room. 3 car garage available. Public Water and sewer, all natural gas utilities! Gourmet kitchen with appliance upgrade options. Designer tile backsplash, designer cabinetry package with upgraded hardware, you can choose the color! The Riverfront at New Post is the exclusive waterfront neighborhood of the New Post community. The private and exquisite neighborhood offers gorgeous, waterfront lots overlooking the Rappahannock River and Ruffins Pond. New Post is a brand new, amenity-filled community located along the Rappahannock River in Spotsylvania County. The featured amenity is a 30-acre Riverfront Park exclusively for New Post homeowners. It includes a community boat ramp, swimming and fishing piers, disc golf course, walking trails and picnic area. Additionally, the community swimming pool and pool house with adjoining tot lot is sure to be a favorite gathering place. New Post is also home to the FFC Spotsylvania Sportsplex, an 80+ acre soccer facility. Proposed 97 Lot community. 5 Minutes away from Fredericksburg Country Club for all your golf and tennis needs. New Post is located only 2 miles from the Spotsylvania VRE! Center and Downtown Fredericksburg are only 5 miles away. The community is just minutes from hospitals, Downtown Fredericksburg, historical sites, colleges, shopping, restaurant row and I-95. Enjoy water sports on the river with your boating, kayaking, and more. Driving range across the street! Hardie Plank Siding. Stone to Grade Front exterior. Gourmet Kitchen with option to upgrade to Pro-line (Wolf Sub-Zero, etc). Real hardwood floors (full main level, stairs, and upper hall included). Designer tile backsplash. Designer cabinetry package w/ upgraded hardware, you choose the color. Custom Benjamin Moore paint package, entire house hand-rolled. full craftsman trim package. Custom lighting fixtures by allowance. Custom made cubbies if applicable to house plan. Gas fireplace with floor to ceiling stone OR custom craftsman trim. Upgraded landscape package and sodded yard. Level A granite countertops. Upgraded door hardware (you choose the color).



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