



# JUST LISTED

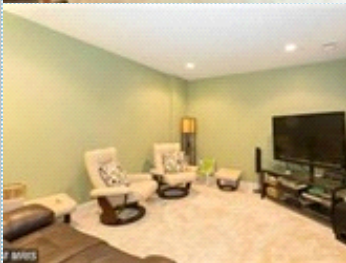
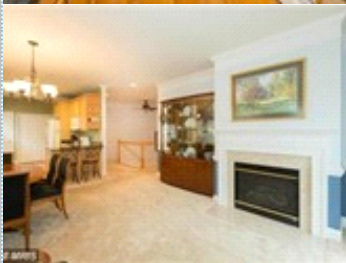


## Gorgeous like NEW Leeland Station Home

55+ community

23 Dabney Ct. , Fredericksburg VA 22405

MLS: ST9891627    PRICE: \$299,900.00



Bedrooms: 3  
Full Baths: 3  
HOA: 178.00 Month  
Parking: 4 Cars  
Floors: 2

Subdivision: Leeland Station  
Year Built: 2007  
Lot Size: .16  
Sqft: 2490

### PROPERTY FEATURES:

- |                         |                           |                      |
|-------------------------|---------------------------|----------------------|
| ❑ Central A/C           | ❑ Central heat            | ❑ Fireplace          |
| ❑ Walk-in closet        | ❑ Hardwood floor          | ❑ Family room        |
| ❑ Living room           | ❑ Bonus/Rec room          | ❑ Office/Den         |
| ❑ Dining room           | ❑ Dishwasher              | ❑ Refrigerator       |
| ❑ Stove/Oven            | ❑ Microwave               | ❑ Granite countertop |
| ❑ Basement              | ❑ Washer                  | ❑ Dryer              |
| ❑ Laundry area - inside | ❑ Balcony, Deck, or Patio | ❑ Yard               |

### PROPERTY DESCRIPTION:

Like NEW home, used only a few days a month as a second home. Exceptional construction by Ridan Builders 2X6 construction. Almost 2500 finished square feet, big bedrooms, walk-in closet, granite counter tops, gas fireplace, big deck and nice landscaped yard. HOA covers all yard maintenance. Walk to VRE, walking trails, and community amenities.

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Julie Tremblay  
Fairfax Realty Inc.  
Phone: 571.318.3380  
Mobile: 571.318.3380  
[homeseeker01@aol.com](mailto:homeseeker01@aol.com)  
[My Website](#)



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