



# JUST LISTED



## Updated Retreat on 3.10 Acres in Aquia Overlook

Finished LL, Spa-Like Bath, Main-Level Primary BR!

93 Indian View Court , Stafford VA 22554

MLS: VAST2038680    PRICE: \$775,000.00



Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Lot Size: 3.10 Acres  
Sqft: 4,165 Fin Sq/Ft

Subdivision: Aquia Overlook  
Year Built: 2001  
HOA: \$325 Semi-Annually  
Parking: 2 Cars  
Floors: 3

### PROPERTY FEATURES:

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

### PROPERTY DESCRIPTION:

Stately 4BR/3.5BA brick front colonial on 3.10 acres in Aquia Overlook! The fenced backyard retreat features a custom paver patio with firepit, stone patio, playset, storage shed & private wooded views. Inside, enjoy a 2-story Foyer, refinished hardwoods, new carpet, updated lighting, and fresh paint. The main-level Primary Suite offers a tray ceiling, walk-in closet & a brand new spa-like Bath. Chef's Kitchen with granite, island & stainless appliances. Walk-out Lower Level includes Rec Room, wet bar, fireplace, Office, Den/5th BR & Full Bath—perfect for guests or multigenerational living. Tons of stylish upgrades completed in May '25! Mins to I-95, VRE, Quantico, parks & water access!

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