

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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