

\$1,200,000 - 87 E River Bend Rd, Fredericksburg

MLS® #VASP2033798

\$1,200,000

4 Bedroom, 4.00 Bathroom, 4,517 sqft

Residential on 5.26 Acres

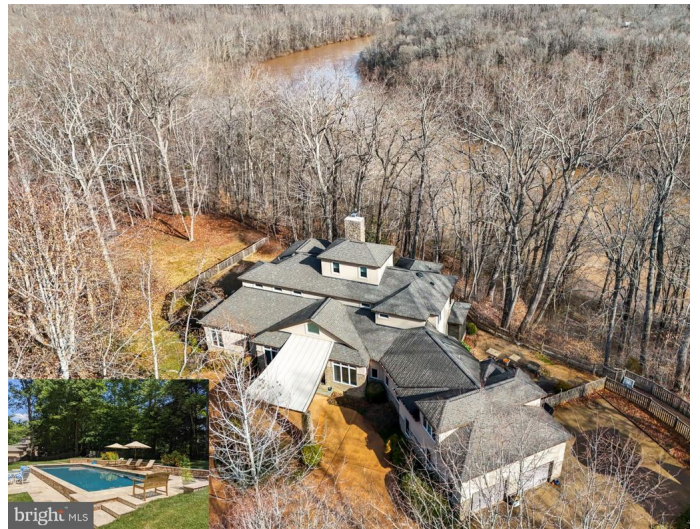
RIVER BLUFFS, Fredericksburg, VA

Still showing as the contract has a kick out clause***This five-star contemporary home is a wildlife-lover's retreat over the river. Hidden from the street by woods in front and the Rappahannock river in back, it's nestled in privacy.

Step into the two-story slate foyer with a substantial office to the left and a dining room and butler's pantry to right. Straight ahead is the living area with 20-foot ceilings, stone fireplace, wood floors, and a stretch of windows that let in light and a spectacular view of the woods and river.

The modern kitchen is large with light wood cabinetry, quartz counters, French-door refrigerator with built-in soda maker, gas range, and a length of wall bar made from George Washington's Whiskey Distillery walnut. The connected eat-in breakfast room has more of the gorgeous view with an attached screened porch, fabulous for bird watching. A must see!

At the opposite of the living space is an additional half bath, with double doors leading to a spectacular primary suite. Tall casement windows curve around the river end of the room, creating a nook that is perfect for a king bed. There's a custom walk-in closet with plenty of room for two and a newly-remodeled primary bathroom with heated marble floors, double glass walk-in shower, freestanding jacuzzi tub, double vanity, and a separate toilet room with cabinetry and its own sink and windows for plenty of natural light.



The second floor has an additional primary suite, custom plantation shutters, separate HVAC units, two more bedrooms, a balcony, and another full bathroom. A spiral hall staircase leads to a small room with its own large deck overlooking the river. Plenty of light and wood floors make this a cozy space for a writer’s nook, a library, or a bonus bedroom for an extra guest.

The unfinished basement is large and fully encapsulated as well as climate-controlled and offers lots of storage.

Outside takes advantage of the views with a two-tiered patio, gardens, courtyard, and a private 40x18 swimming pool. The pool is blue-quartz finished gunite, heated, with an automatic safety cover, and surrounded by a white travertine pool deck.

This is a special house with plenty of room to connect with both nature and your friends and family.

Built in 2000

Essential Information

MLS® #	VASP2033798
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,517
Acres	5.26
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active Under Contract

Community Information

Address	87 E River Bend Rd
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Subdivision	RIVER BLUFFS
City	Fredericksburg
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22407

Amenities

Amenities	Built-Ins, Butlers Pantry, Curved Staircase, Entry Lvl BR, Master Bath(s), Wet Bar/Bar, Wpool Jets, Shades/Blinds, Wood Floors
Utilities	Natural Gas Available, Propane
Parking	DW - Circular
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener
View	River
Has Pool	Yes
Pool	Pool (In-Ground), Gunite
HOA Amenities	Common Grounds, Picnic Area, Tennis Courts, Water / Lake Priv, Jog/walk Path, Tot Lots/Plygrd

Interior

Appliances	Dishwasher, Disposal, Extra Refrg/Frz, Icemaker, Refrigerator, Stove
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished, Connecting Stairway
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	4
Stories	4

Exterior

Exterior	Stone, Stucco
Exterior Features	Secure Storage, Stone Retaining Walls, Balconies-Multiple, Patio, Porch(es), Porch-screened, Fenced-Rear, Fenced-Partially, Pool (In-Ground), Gunite
Windows	Casement, Screens
Roof	Shingle
Foundation	Slab

Other Structures Shed

School Information

District	SPOTSYLVANIA COUNTY PUBLIC SCHOOLS
Elementary	CHANCELLOR
Middle	CHANCELLOR
High	RIVERBEND

Additional Information

Date Listed	June 6th, 2025
Days on Market	131
Zoning	A1

Listing Details

Listing Office	M.O. Wilson Properties
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Listing information last updated on November 1st, 2025 at 11:01am EDT