

# \$965,000 - 2401 Courthouse Rd, Stafford

MLS® #VAST2043538

**\$965,000**

4 Bedroom, 3.50 Bathroom, 3,530 sqft

Residential on 3.00 Acres

HILLS OF ANDREW CHAPEL, Stafford, VA

OPEN HOUSES CANCELED –“Luxury Living Reimagined –” Self-Sustaining Estate on 3 Acres in Stafford, VA

–“Discover a residence that blends modern sophistication with smart independence. Set on three private acres, this refined Colonial estate offers a seamless mix of upgraded interiors, resort-inspired outdoor living, and full energy self-sufficiency –” a rare opportunity in today’s market.

–“Energy-Independent, Eco-Forward Design  
Designed for comfort and efficiency, this property operates as a self-sustaining home. A 12.9 kW grid-tied solar system with 43 panels, battery backup, and a whole-house generator provides continuous power. Enjoy no electric or water bills thanks to a private well, septic system, and whole-home water filtration + softening system. A computer-controlled heated saltwater pool self-maintains water chemistry for effortless upkeep and year-round enjoyment.

–“Timeless Interiors with Elevated Finishes  
Thoughtfully updated with luxury materials and modern design elements.

Highlights include:

– Renovated half bath w/ designer tile & lighting

– Family room transformation w/ rebuilt gas fireplace, custom entertainment wall, integrated sound, & new flooring



â€¢ Dining & breakfast rooms refreshed w/ upgraded lighting, trim, paint & custom shades  
â€¢ Grand foyer w/ wood beams, mirrors & soft ambient lighting  
â€¢ Recessed lighting & upgraded fixtures through main & upper halls

#### â€”Resort-Inspired Outdoor Living

Your backyard oasis awaits. The heated saltwater pool features LED lighting, water jets & bubblers â€” creating a spectacular evening ambiance. A stamped concrete patio & built-in outdoor sound system set the stage for memorable gatherings. The fenced yard is beautifully landscaped w/ fruit, nut & ornamental trees, offering a peaceful nature-filled setting minutes from conveniences.

#### â€”Private Retreat-Style Bedrooms & Flexible Space

The primary suite offers tray ceilings, dual walk-in closets & a spa bath w/ soaking tub, glass shower & dual vanities. Three additional bedrooms â€” including one ensuite â€” offer comfort for guests/family. A bright sunroom delivers a serene daily retreat. Walk-out basement w/ rough-ins for full bath + wet bar offers endless possibilities (home theater, gym, guest suite, etc.).

#### â€”Location & Lifestyle

Only 10 minutes to Brooke VRE Station, Aquia Landing Beach, Crowâ€™s Nest Preserve & commuter routes â€” combining tranquility with/ convenience.

â€”With energy independence, refined upgrades & resort-style amenities, this home delivers elevated living with peace, privacy & purpose.

â€”2401 Courthouse Rd â€” Sustainable. Sophisticated. Self-Sufficient.

Built in 2013

## Essential Information

|                |                       |
|----------------|-----------------------|
| MLS® #         | VAST2043538           |
| Price          | \$965,000             |
| Bedrooms       | 4                     |
| Bathrooms      | 3.50                  |
| Full Baths     | 3                     |
| Half Baths     | 1                     |
| Square Footage | 3,530                 |
| Acres          | 3.00                  |
| Year Built     | 2013                  |
| Type           | Residential           |
| Sub-Type       | Detached              |
| Style          | Traditional           |
| Status         | Active Under Contract |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2401 Courthouse Rd     |
| Subdivision | HILLS OF ANDREW CHAPEL |
| City        | Stafford               |
| County      | STAFFORD-VA            |
| State       | VA                     |
| Zip Code    | 22554                  |

## Amenities

|              |                                                                                                                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Wood Floors, Carpet, CeilingFan(s), Water Treat System, Shades/Blinds, Crown Molding, Chair Railing, Formal/Separate Dining Room, Recessed Lighting, Master Bath(s), Walk-in Closet(s), Soaking Tub, Stall Shower |
| Utilities    | (C) Other                                                                                                                                                                                                         |
| Parking      | Asphalt Driveway                                                                                                                                                                                                  |
| # of Garages | 2                                                                                                                                                                                                                 |
| Garages      | Garage - Side Entry, Garage Door Opener                                                                                                                                                                           |
| View         | Courtyard                                                                                                                                                                                                         |
| Has Pool     | Yes                                                                                                                                                                                                               |
| Pool         | Fenced, Heated, Saltwater, Solar Heated                                                                                                                                                                           |

## Interior

|            |                                                               |
|------------|---------------------------------------------------------------|
| Appliances | Washer, Dryer, Microwave, Dishwasher, Disposal, Refrigerator, |
|------------|---------------------------------------------------------------|

|                 |                                             |
|-----------------|---------------------------------------------|
|                 | Oven-Wall                                   |
| Heating         | Heat Pump(s)                                |
| Cooling         | Central A/C                                 |
| Has Basement    | Yes                                         |
| Basement        | Unfinished, Rough Bath Plumb, Walkout Level |
| Fireplace       | Yes                                         |
| # of Fireplaces | 1                                           |
| Fireplaces      | Fireplace - Glass Doors                     |
| # of Stories    | 3                                           |
| Stories         | 3                                           |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Vinyl Siding                      |
| Exterior Features | Satellite Dish, Patio, Wood Fence |
| Lot Description   | Backs to Trees                    |
| Roof              | Asphalt                           |
| Foundation        | Other                             |

## School Information

|          |                                |
|----------|--------------------------------|
| District | STAFFORD COUNTY PUBLIC SCHOOLS |
| High     | BROOKE POINT                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 8                  |
| Zoning         | A1                 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | KW Metro Center |
|----------------|-----------------|



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