

# \$765,000 - 61 Aquia Creek Rd, Stafford

MLS® #VAST2043756

**\$765,000**

2 Bedroom, 1.00 Bathroom, 2,394 sqft

Residential on 41.41 Acres

NONE AVAILABLE, Stafford, VA

Imagine!! 2 Homes with Workshop Garage and a Run-In Shed all on 41 Acres minutes from Mid Stafford, Aquia Bay Marina, Schools, Stafford Hospital and the VRE!

**\*\*Hunters\*\*, \*\*Boaters\*\*, \*\*Business Owners\*\*, \*\*Builders\*\*, \*\*Land Enthusiasts\*\* and those seeking **\*\* 2 residences\*\***... We are Just about Ready for this Scarce Offering!!**

Properties/Structures need some TLC, but priced that in so you can bid it out to contractor or gain some nice sweat equity. Land Lovers, wait until you walk the majestic property experience the dramatic ridges and views of the pristine forest floors. Towering trees of all types, try and see if you can name them all. Property has 39+ acres currently in forest use status. Main Home was built 1906 with 2 BR, 1 Bth, 2 BR Septic, Shared Well, Electric AC, Gas Heat at 2,394 SQFT. Second Residence was built 1984 with 2BR, 1.5 Bth, 2 BR Septic, Shared Well, No AC, Electric Baseboard Heat at 1,280 SQFT. Run-In Shed is a 75' x 24' ish Outbuilding on Main, Workshop/Garage is 30' x 14' ish with an attached extension. Barn is not useable, no entry past Caution tape. Main has a 2017 HVAC install. 2nd Residence has recent install of 3 Andersen sliding doors. Imagine the possibilities and get your visit scheduled early for this once in a decade opportunity! Oh Yeah!

Built in 1906



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | VAST2043756             |
| Price          | \$765,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 2,394                   |
| Acres          | 41.41                   |
| Year Built     | 1906                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Farmhouse/National Folk |
| Status         | Active Under Contract   |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 61 Aquia Creek Rd |
| Subdivision | NONE AVAILABLE    |
| City        | Stafford          |
| County      | STAFFORD-VA       |
| State       | VA                |
| Zip Code    | 22554             |

## Amenities

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Amenities    | Attic, Carpet, Double/Dual Staircase, Formal/Separate Dining Room |
| Utilities    | Electric Available, Propane                                       |
| Parking      | Gravel Driveway, Dirt Driveway                                    |
| # of Garages | 2                                                                 |
| Garages      | Additional Storage Area, Oversized                                |
| View         | Trees/Woods                                                       |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Floor Plan-Traditional                                                     |
| Appliances        | Dryer, Oven/Range-Electric, Refrigerator, Washer, Water Heater, Dishwasher |
| Heating           | 90% Forced Air                                                             |
| Cooling           | Central A/C                                                                |
| # of Stories      | 2                                                                          |
| Stories           | 2 Story                                                                    |

## Exterior

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
| Exterior        | Vinyl Siding                                                                         |
| Lot Description | Hunting Available, Pond, Private, Sloping, Stream/creek, Trees/Wooded, Partly Wooded |
| Foundation      | Crawl Space, Other                                                                   |

### School Information

|          |                                |
|----------|--------------------------------|
| District | STAFFORD COUNTY PUBLIC SCHOOLS |
| High     | CALL SCHOOL BOARD              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 2                  |
| Zoning         | A1                 |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Samson Properties |
|----------------|-------------------|



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Listing information last updated on November 1st, 2025 at 3:45am EDT