

# 12 North Pointe Drive Fredericksburg

WWW.12NORTHPOINTE.COM

## PROPERTY DETAILS



**Listing Price:** **\$299,900**

**Listing Address:** 12 North Pointe Drive  
Fredericksburg  
VA 22405

**Bedrooms:** 5

**Full Baths:** 2

**Partial Baths:** 1

**SQ FT:** 2636

**Lot Size:** .46 Acres

**Style:** Cape Cod

**Garage:** 2 Car

**Heat Source:** Electric

**Schools:** Stafford County

**QR Code:**

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## PROPERTY DESCRIPTION

Come see this adorable, family-friendly cape cod that is bigger than it looks! This must-see home features 5 large bedrooms, 2.5 bathrooms, crown molding and chair rail, a large kitchen, ample closet space, 1st floor master bedroom, and an EPA-approved wood stove with safety heat shields on the main level. Imagine the savings on your monthly heating bill! The generous partially finished basement expands your living space with a workshop and a family room featuring a gas fireplace. Located in an established neighborhood, this home is situated on a generous, tree-lined lot with mature landscaping and features a large, tiered deck that is perfect for entertaining. With this fantastic location near I-95, downtown Fredericksburg, and the VRE, your commute will be a breeze. This home is priced to sell and also comes with a 1-year home warranty.

For more pictures, a virtual tour, room-dimensions and more, please see [www.12NorthPointe.com](http://www.12NorthPointe.com).

## CONTACT INFORMATION



**The Bowden Group**  
**RE/MAX Allegiance**  
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**Equal Housing Opportunity**

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