

\$549,000 - 2161 Aquia Dr, Stafford

MLS® #VAST2043278

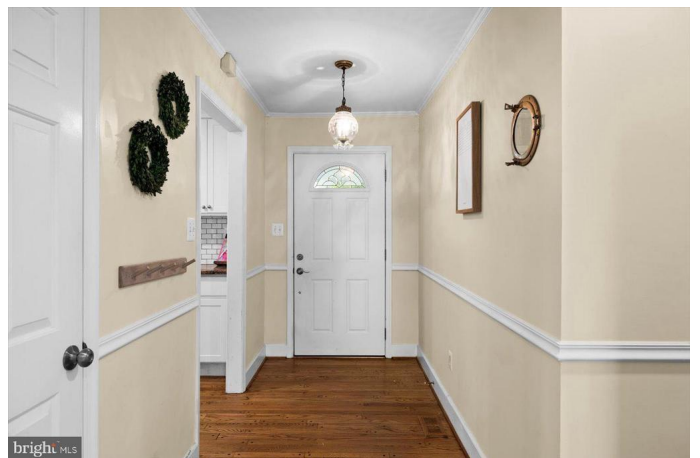
\$549,000

4 Bedroom, 3.00 Bathroom, 3,851 sqft

Residential on 1.01 Acres

AQUIA HARBOUR, Stafford, VA

Welcome to this one-of-a-kind 4-bedroom, 3-bath home in the gated community of Aquia Harbor, where water views, modern updates, and versatile living spaces come together in a truly unique setting. Step inside to a welcoming foyer that leads to the living room, complete with a cozy wood-burning fireplace. Just beyond, the sunroom fills the home with natural light and connects seamlessly to the kitchen, featuring granite countertops, a new refrigerator, new dishwasher, and a custom coffee bar – the perfect spot to begin your mornings. The primary suite is conveniently located on the main level, with an additional bedroom nearby for guests, family, or office use. From here, step out onto the first of two expansive decks overlooking Aquia Creek, a peaceful backdrop for everyday living. On the first lower level, a comfortable family room with its own fireplace and bar area offers additional space to relax. This level also includes two bedrooms, a bonus room, laundry with storage and a deep freezer that conveys. A second large deck extends from this level, bringing you even closer to the water and providing a quiet place to enjoy the outdoors. The second lower level provides a fully private in-law or au pair suite with its own eat-in kitchen, den, washer/dryer, full bath, separate HVAC, and a walk-out family room with private entrance. Perfect for multi-generational living or long-term stays, this space is designed for independence and comfort. Living in Aquia Harbor means enjoying community amenities



such as a marina, golf course, pool, tennis courts, equestrian stables, playgrounds, dog park, walking trails, and 24-hour gated security. Plus, the location offers unbeatable access to I-95, commuter lots, VRE, shopping, dining, and entertainment. With its serene creek views, flexible layout, and unmatched community, this is truly a one-of-a-kind property offering both comfort and convenience.

Built in 1976

Essential Information

MLS® #	VAST2043278
Price	\$549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,851
Acres	1.01
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Rancher, Traditional
Status	Active Under Contract

Community Information

Address	2161 Aquia Dr
Subdivision	AQUIA HARBOUR
City	Stafford
County	STAFFORD-VA
State	VA
Zip Code	22554

Amenities

Amenities	Tub Shower, Bar, Bathroom - Walk-In Shower, CeilingFan(s), Chair Railing, Entry Lvl BR, Upgraded Countertops, Shades/Blinds, Wood Floors, Master Bath(s)
View	Creek/Stream, Trees/Woods, Water

Has Pool	Yes
HOA Amenities	Basketball Courts, Baseball Field, Bike Trail, Boat Slip, Boat Ramp, Common Grounds, Community Ctr, Dog Park, Gated Community, Horse Trails, Jog/walk Path, Lake, Marina Club, Pier/Dock, Picnic Area, Pool-Outdoor, Security, Tennis Courts, Water / Lake Priv, Extra Storage, Golf Course, Riding/Stables, Day Care

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Walkout Level
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood, Screen
# of Stories	3
Stories	3

Exterior

Exterior	Brick Veneer, Wood
Exterior Features	Exterior Lighting, Deck(s)
Lot Description	Backs to Trees, Landscaping, Stream/creek
Roof	Architectural Shingle
Foundation	Block
Other Structures	Shed

School Information

District	Stafford County Public Schools
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Additional Information

Date Listed	October 3rd, 2025
Days on Market	36
Zoning	R1

Listing Details

Listing Office	Coldwell Banker Elite
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Listing information last updated on November 18th, 2025 at 4:50am EST