



RIVERVIEW LOT AVAILABLE

**2 LOTS
REMAINING
FOR SALE**

**BUILD YOUR DREAM
HOME ON THE
RAPPAHANNOCK
RIVER**

OVERVIEW

River Meadows is a Rappahannock Riverfront, single family home community located in Spotsylvania County, Virginia. The community is beautifully landscaped and features custom-built, classy colonials with sidewalks throughout. There are 2 finished lots remaining for sale in the subdivision.

Lot 69 is a 0.4 AC potential Riverview lot that is partially wooded and offers direct access to the river. Lot 70 is a 0.25 Acre open lot. Each lot is served by county water and sewer and are ready to build! Don't miss out on this rare opportunity to build your dream home on the Rappahannock River.

- Two Lots Available For Sale
- Lot 69 (Riverview): 0.4 AC
- Lot 70: 0.25 AC
- Custom Home building opportunity
- Build your Dream Home on the Rappahannock River
- Served by County Water & Sewer
- No Proffers

CONTACT

James E. Jarrell IV
540.899.3825
jjarrell4@jarrellinc.com

jarrellinc.com | 540.899.3825
1005 Sophia Street, Fredericksburg, VA 22401

Jarrell Properties, Inc.



LOTS & COMMUNITY

Two (2) single-family home lots available for sale at River Meadows. One of the two lots (Lot 69) offers Rappahannock River views and wooded privacy. Both lots are served by county water and sewer.

AMENITIES

- Views of the Rappahannock River
- Custom Home Building Opportunity
- Sidewalks throughout subdivision
- No Proffers
- Walking distance to Weis Grocery anchored shopping center
- Lots abut large sports park and Elk's Lodge
- Nearby the Fredericksburg Country Club
- Just minutes from the new Spotsylvania VRE Station

SCHOOLS

- Cedar Forest
- Battlefield Middle
- Massaponax High



COMMUNITY AERIAL



SPECS

- | | | | |
|------------------------|---------------------------------|------------------|--|
| • Lot Size: | Lot 69: 0.4 AC; Lot 70: 0.25 AC | Number of Units: | 2 Lots Available |
| • Tax Map Parcel: | 25B-6-69 & 25B-6-70 | Offering Terms: | Individual Purchase
Creative financing possible |
| • Utilities: | County Water & Sewer | | |
| • Proffer/Impact Fees: | No Proffers | | |

CALL FOR MORE INFORMATION

RIVER MEADOWS

SPOTSYLVANIA COUNTY, VA

J Jarrell Properties
Real Estate Development

LOCATION

11615 & 11617 River Meadows Way
Fredericksburg, VA 22551

River Meadows is located in the fast growing Route 2 corridor of Spotsylvania County, Virginia. The lots are situated directly the Rappahannock River, just 2 miles south of Historic Downtown Fredericksburg. Convenient to both the Fredericksburg & Spotsylvania VRE Stations and just 5 miles from I-95 the this property offers an attractive location for commuter residents.

- Located off Route 2/Tidewater Trail in Spotsylvania County, Virginia
- The community is convenient to both the Fredericksburg & Spotsylvania VRE Stations
- Only 5 Miles from I-95
- Situated on the Rappahannock River, less than 2 miles from Historic Downtown Fredericksburg
- Nearby The Fredericksburg Country Club and Golf Course and Lee's Hill Golf Course
- Convenient to Spotsylvania Regional Medical Center and Major Shopping Center such as Cosner's Corner and Southpoint



**WITHIN WALKING
DISTANCE TO THE
RAPPAHANNOCK
RIVER**



CONTACT

J Jarrell Properties, Inc.

jarrellinc.com | 540.899.3825
1005 Sophia Street, Fredericksburg, VA 22401

James E. Jarrell IV
540.899.3825
jjarrell4@jarrellinc.com