



Graystone Realty<sub>LLC</sub> presents...

## Glenwood Forest Community Listing



### Available Home Sites:

- 1 – 2.7ac
- 2 – 2.6ac
- 3 – 3.0ac
- 4A – 3.2ac

# 4 lots • perc-approved • \$59,900 ea.

<b>COUNTY:</b> Orange		<b>AVAILABILITY:</b> Land
<b>OWNER/DEVELOPER:</b> Graystone Homes, Inc.		
<b># LOTS AVAILABLE:</b> 4	<b>LOT SIZES:</b> 2.1-3.2 acres	<b>STARTING PRICE:</b> \$59, 900
<b>REMARKS:</b> Come home and enjoy the relaxing sights and sounds of the countryside without giving up proximity to town and commuting. This wooded haven is nestled amongst large estates and working farms in Orange County, yet still convenient to Routes 15 and 20. The homesites are the perfect size for the homeowner who desires privacy without spending all of their free time maintaining their property. Available as land only OR with custom home by Graystone or Westwood Homes.		
<b>DIRECTIONS:</b> From Culpeper: Take Rte. 15 South approx 16 miles to Orange. Left onto Rte 20. Right on Monrovia Road (Rte 612). Go 3 miles to Glenwood Lane (subdivision) on Right.		





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### The Mount Vernon at Glenwood Forest

Choose any available home site in Glenwood Forest for this well-crafted and AFFORDABLE Westwood Home. The family room features a pre-fabricated wood burning fireplace with a slate hearth and matching mantle surround. The kitchen features Wellborn Select Arlington Square Oak cabinets with a custom laminate, beveled edge countertop and double bowl stainless steel sink. The kitchen also features a breakfast area and access to the separate Dining Room. Whether you need a place to work from home or you want a private area to relax, the Study is sure to be a favorite. Upstairs you will find three spacious bedrooms and two full baths (one of which is a master suite featuring a soaking tub and separate shower.) Well and Septic are allowances and subject to change. **Other homesites and plans available.**

**Option 1**  
\$264,900



**Finished Sq.Ft.:** 1852  
**Bedrooms:** 3  
**Basement:** crawl  
**Heat:** Heat pump

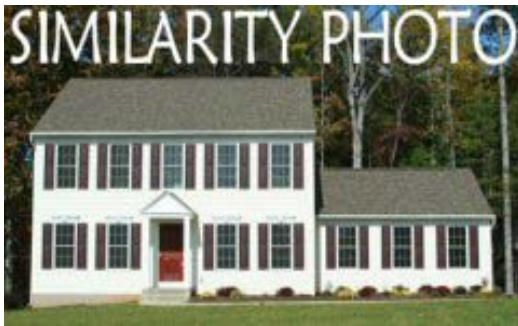
**Unfin. Bsmt Sq.Ft.:** 0  
**Bathrooms:** 2.5  
**Garage:** None  
**Cooling:** Central A/C

**Option 2**  
\$276,900

**Finished Sq.Ft.:** 1852  
**Bedrooms:** 3  
**Basement:** walkout  
**Heat:** Heat pump

**Unfin. Bsmt Sq.Ft.:** 962  
**Bathrooms:** 2.5  
**Garage:** None  
**Cooling:** Central A/C

**Option 3**  
\$296,900



**Finished Sq.Ft.:** 1852  
**Bedrooms:** 3  
**Basement:** walkout  
**Heat:** Heat pump

**Unfin. Bsmt Sq.Ft.:** 962  
**Bathrooms:** 2.5  
**Garage:** 2 Car Attached  
**Cooling:** Central A/C

**Option 4**  
\$299,900

**Finished Sq.Ft.:** 1852  
**Bedrooms:** 3  
**Basement:** walkout  
**Heat:** Gas

**Unfin. Bsmt Sq.Ft.:** 962  
**Bathrooms:** 2.5  
**Garage:** 2 Car Attached  
**Cooling:** Central A/C

