



Graystone Realty_{LLC} presents...

The Mount Vernon at Glenwood Forest



Glenwood Forest	OR7231244	3	2.5	\$269,900
ADDRESS	MLS #	BEDROOMS	BATHS	PRICE

REMARKS:

TO BE BUILT: Choose any available home site in Glenwood Forest for this well-crafted and AFFORDABLE **ENERGY STAR®** 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.) The unfinished basement features a plumbing rough-in. You may consider adding a 2 car garage at a pleasantly affordable additional cost. Well and Septic are allowances and subject to change.

DIRECTIONS:

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.

		ROOMS	LOWER	MAIN	UPPER	SPECIAL FEATURES
CONSTRUCTION	Vinyl	FAMILY RM.		13x14		✓ ENERGY STAR® Certification
STYLE	Traditional	DINING RM.		10x13		✓ Master Bath w/Separate Tub & Shower
AGE	To Be Built	KITCHEN		14x14		✓ Walk-in Closet
FIN. SQ. FEET	1852	BRKFST.A		7x14		✓ Wood burning Fireplace @ Living Room
UNFIN. SQ. FEET	962	STUDY		12x13		✓ Kitchen w/Breakfast Area
LOT SIZE	2.6-3.8 acres	FOYER		4x13		✓ Laminate Countertops in Kitchen
FLOORS	HDWD/CAR/VIN					✓ Refrigerator w/icemaker
ROOF	arch. shingle	MASTER BR			13x17	✓ Electric range w/self-cleaning oven
HEATING	HE heat pump	BEDROOM 2			12x12	✓ Space saver Microwave
AIR CONDITION.	A/C	BEDROOM 3			12x12	✓ Built-in Dishwasher
GARAGE	none	LAUNDRY			6x9	✓ Formal Dining Room
TAXES						✓ Hardwood floors @ foyer
PUBLIC SCHOOL	Orange	BASEMENT	34x32			✓ Walkout basement w/plumbing RI
WATER	Well					✓ WOODED home site
SEWER	Septic	BATHS		.5	2	
OWNER	Westwood Homes					

This information, though believed accurate, is not guaranteed.

