



Graystone Realty_{LLC} presents...

The Mount Vernon at Waverly Manor



Waverly Manor	OR7649952	3	2.5	\$259,900
ADDRESS	MLS #	BEDROOMS	BATHS	PRICE

REMARKS:

TO BE BUILT: Choose any available home site in Waverly Manor for this well-crafted and AFFORDABLE **ENERGY STAR®** Westwood Home. 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.) You may consider adding a walkout basement and a 2 car garage at a pleasantly affordable additional cost. Well and Septic are allowances and subject to change.

DIRECTIONS:

From Culpeper: Rte 15S to Orange, stay on Rte 15S through Orange go 3 1/2 miles S of Rte 20. Turn L on Rte 639 (Madison Run Rd), go 3 miles, L on Rte 643 (Cox Mill Rd), Go 3/4 miles to R on Rte 638 (Mountain Track Rd), driveway entrance 1/3 mile on right, see GH sign.

		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	BRKFSTA		7x14		✓ Kitchen w/Breakfast Area
UNFIN. SQ. FEET	0	STUDY		12x13		✓ Wellborn Select Arlington Oak cabinets
LOT SIZE	2.1ac/2.3ac	FOYER		4x13		✓ Laminated Countertops in Kitchen
FLOORS	HDWD/CAR/VIN					✓ Refrigerator w/icemaker
ROOF	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
						✓ Hardwood floors @ foyer
PUBLIC SCHOOL	Orange					✓ Private, wooded home site
WATER	Well					
SEWER	Septic	BATHS		.5	2	
OWNER	Westwood Homes					

This information, though believed accurate, is not guaranteed.

