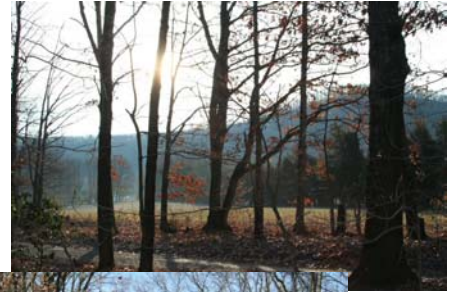




Graystone Realty_{LLC} presents...

The Mount Vernon on Cook Mountain Drive



Cook Mountain Drive		3	2.5	\$327,900
ADDRESS	MLS #	BEDROOMS	BATHS	PRICE

REMARKS:

TO BE BUILT: 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.) The unfinished basement features a plumbing rough-in. 2 car attached garage. Well and Septic are allowances and subject to change.

DIRECTIONS:

From Culpeper, take Rte 29S to a Left onto Thoroughfare Road (630). Left onto Cook Mountain Drive. Property is on left off of gravel road after cul-de-sac.

		ROOMS	LOWER	MAIN	UPPER	SPECIAL FEATURES
CONSTRUCTION	Vinyl	FAMILY RM.		13x14		✓ Master Bath w/Separate Tub & Shower
STYLE	Traditional	DINING RM.		10x13		✓ Walk-in Closet
AGE	To Be Built	KITCHEN		14x14		✓ Wood burning Fireplace @ Living Room
FIN. SQ. FEET	1852	BRKFST.A		7x14		✓ Kitchen w/Breakfast Area
UNFIN. SQ. FEET	962	STUDY		12x13		✓ Laminate Countertops in Kitchen
LOT SIZE	1.6 acres	FOYER		4x13		✓ Refrigerator w/icemaker
FLOORS	HDWD/CAR/VIN					✓ Electric range w/self-cleaning oven
ROOF	arch. shingle	MASTER BR			13x17	✓ Built-in Microwave
HEATING	HE heat pump	BEDROOM 2			12x12	✓ Built-in Dishwasher
AIR CONDITION.	A/C	BEDROOM 3			12x12	✓ Formal Dining Room
GARAGE	2 car att.	LAUNDRY			6x9	✓ Hardwood floors @ foyer
TAXES (2006)	?					✓ Walkout basement w/plumbing RI
PUBLIC SCHOOL	Madison	BASEMENT	34x32			
WATER	Well					
SEWER	Septic	BATHS		.5	2	
OWNER	Westwood Homes					

This information, though believed accurate, is not guaranteed.

