



Graystone Realty_{LLC} presents...

The Edgewood at Larkin's Mill

SIMILARITY PHOTO



Larkin's Mill, Home Site #D	MA7649940	3	2	\$469,900
ADDRESS	MLS #	BEDROOMS	BATHS	PRICE

REMARKS:

TO BE BUILT: This **ENERGY STAR® / EARTHCRAFT™** home is to be located in Larkin's Mill, one of Madison County's most picturesque communities. It has everything you need on one level! The laundry room is located conveniently beside the entrance to your 2-car attached garage. Just down the hall is the 1st floor master suite featuring an airy master bath with a shower and separate tub for soaking. The study, featuring a cathedral ceiling where you can relax with a good book or catch up on your work at home. The spacious Great Room with its gas Fireplace and cathedral ceiling is the perfect place to entertain your friends. Afterwards, enjoy a gourmet dinner in your formal dining room. With two roomy, comfortable bedrooms (located on the opposite side of the house from the master for privacy), who knows how much longer they'll want to stay! For more meals with a cozier feel, you can dine in the breakfast nook adjoining your kitchen. The kitchen features an angled peninsula with a raised breakfast bar. The cabinets are beautiful Rose Hall maple. The countertops are a custom beveled edge laminate with an 8" deep double bowl stainless steel sink. The unfinished basement includes a full bath plumbing rough-in. You may consider adding finished rooms in the basement or a screened porch for outdoor enjoyment at a pleasantly affordable additional cost. Well and Septic are allowances and subject to change.

DIRECTIONS:

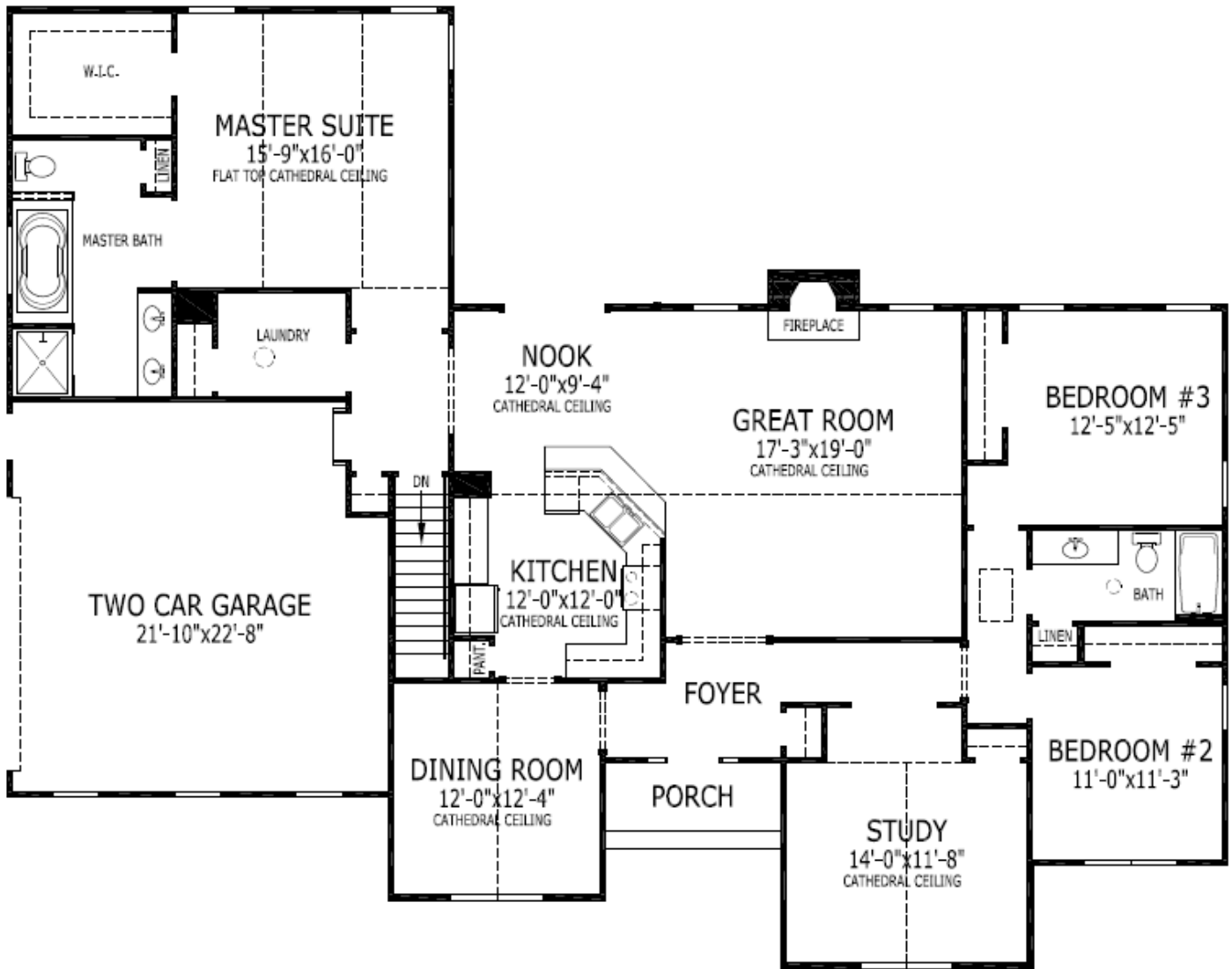
From Culpeper. Take Rte. 29S past Brightwood (Madison). Turn Left on Rte 629 (Lonnie Burke Rd), Go 7/10 of a mile, turn Right on Rte 607 (Lillard's Ford), Go 2/10 mile, Rte 607 turns Right, continue on Rte 607 another 3/10 mile. The entrance to lot D will be on the right after Larkin's Mill Road.

		ROOMS	LOWER	MAIN	UPPER	SPECIAL FEATURES
CONSTRUCTION	Vinyl/Brick/Stone	GREAT RM.		17x19		✓ ENERGY STAR® Certification
STYLE	Single Story	DINING RM.		12x12		✓ EARTHCRAFT™ Certification
AGE	To Be Built	STUDY		14x12		✓ ENERGY STAR® Appliances
FIN. SQ. FEET	2206	BRKSFST.NK.		12x9		✓ 1st Floor Master Suite
UNFIN. SQ. FEET	2074	KITCHEN		12x12		✓ Cathedral Ceilings
LOT SIZE	5.5 acres	FOYER		9x6		✓ Gas Fireplace @ Great Room
FLOORS	HWD/CAR/VIN	MASTER BR.		16x16		✓ Walk-in Closets
ROOF	arch shingle	BEDROOM 2		11x11		✓ Formal Dining Room
HEATING	H.E. gas furnace	BEDROOM 3		12x12		✓ Kitchen w/Breakfast Nook
AIR CONDITION.	H.E. A/C	LAUNDRY		8x6		✓ Laminate Countertops in Kitchen
GARAGE	2-car att.	GARAGE		22x23		✓ Built-in Microwave
TAXES (2006)						✓ Refrigerator w/icemaker
PUBLIC SCHOOL	Madison					✓ 30" Gas Range
WATER	Well	BATHS		2		✓ Dishwasher
SEWER	Septic					✓ Unfinished Basement w/plumbing RI
OWNER	Graystone					✓ MOUNTAIN VIEWS!

This information, though believed accurate, is not guaranteed.



The Edgewood Floorplan



© 2009 Graystone Homes, Inc.