



Graystone Realty_{LLC} presents...

The Cambridge at Larkin's Mill

SIMILARITY PHOTO



Brick exterior shown not included.



Larkin's Mill, Home Site #K	MA7649876	4	3.5	\$439,900
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. The 1st floor master suite features a cathedral ceiling, two walk-in closets, and a spacious master bath with a shower and separate tub for soaking. The Great Room offers plenty of space and a Lennox gas fireplace, making it the perfect place to gather with family or friends. 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 a 8" deep double bowl stainless steel sink. Upstairs you will find three spacious bedrooms and two full baths (one of which is a Jack-and-Jill bath between the bedrooms.) 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. There is still time to customize this home to your own personal style! Brick front shown on similarity photo not included in this price. 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 (Lillards 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	FAMILY RM.		17x18		✓ ENERGY STAR® Certification
STYLE	Traditional	DINING RM.		13x13		✓ EARTHCRAFT™ Certification
AGE	To Be Built	KITCHEN		14x10		✓ ENERGY STAR® Appliances
FIN. SQ. FEET	2581	BRKSPST.NK.		14x10		✓ 1 st Floor Master Suite
UNFIN. SQ. FEET	1494	LAUNDRY		7x16		✓ Master Bath w/Separate Tub & Shower
LOT SIZE	5.8 acres	FOYER		8x5		✓ Walk-in Closets
FLOORS	HWD/CAR/VIN	MASTER BR.		16x16		✓ Jack-and-Jill Upstairs Bathroom
ROOF	arch. shingle					✓ Gas Fireplace @ Great Room
HEATING	H.E. gas furnace	BEDROOM 2			17x12	✓ Formal Dining Room
AIR CONDITION.	H.E. A/C	BEDROOM 3			14x13	✓ Kitchen w/Breakfast Bar
GARAGE	2-car att.	BEDROOM 4			14x13	✓ Laminate Countertops in Kitchen
TAXES (2007)	?					✓ Dishwasher
PUBLIC SCHOOL	Madison	GARAGE		22x23		✓ Built-in Microwave
WATER	Well					✓ Refrigerator w/icemaker
SEWER	Septic	BATHS		1.5	2	✓ Gas Range
OWNER	Graystone					✓ Unfinished Basement w/plumbing RI

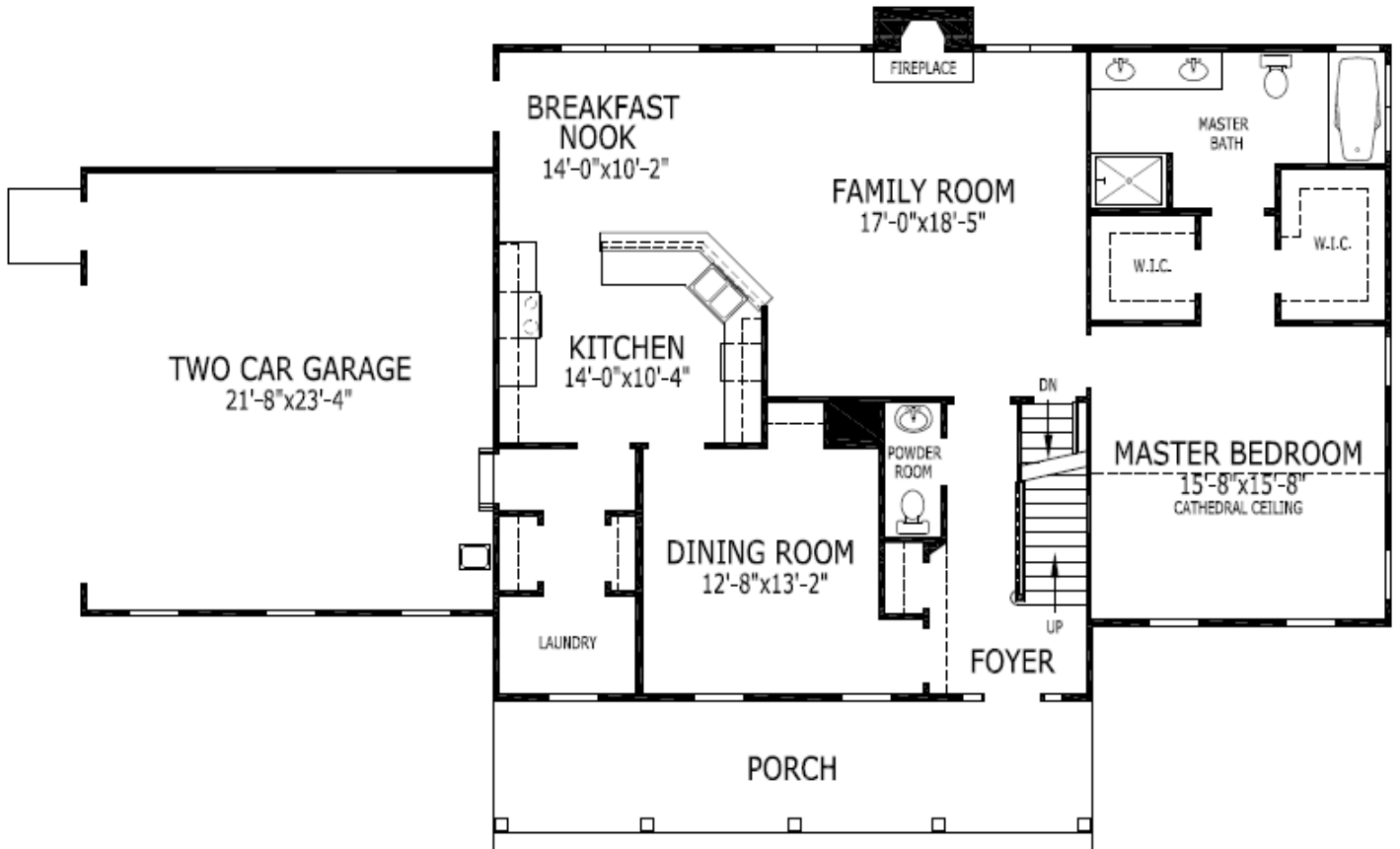
This information, though believed accurate, is not guaranteed.



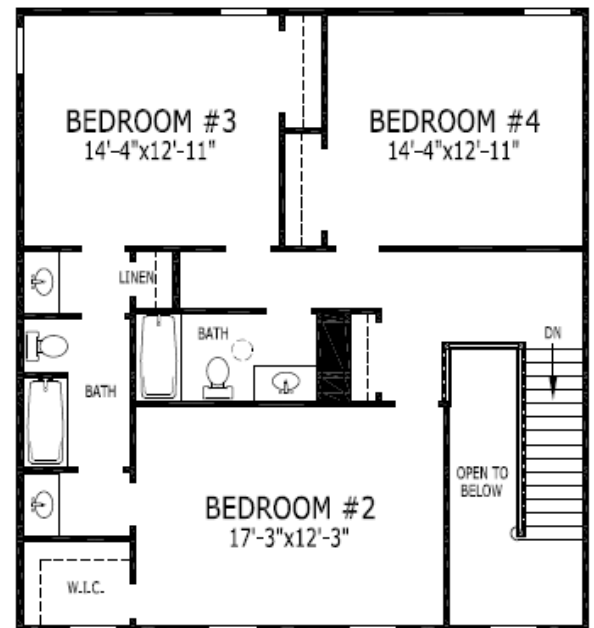


Graystone Realty_{LLC} presents...

The Cambridge Floor Plan First Floor



Second Floor



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