



Graystone Realty<sub>LLC</sub> presents...

The Magnolia at Rillhurst IV



15198 Rillhurst Drive, Culpeper, VA 22701	CU7232267	4	3.5	\$779,900
<b>ADDRESS</b>	<b>MLS #</b>	<b>BEDROOMS</b>	<b>BATHS</b>	<b>PRICE</b>

**REMARKS:**

**Spectacular Custom GRAYSTONE Home!** This spacious open floor plan was crafted with pride by local custom builder, Graystone Homes. Graystone's superior workmanship and attention to detail are evidenced throughout: Incredible detailed trim; 11' coffered and vaulted ceilings; gourmet kitchen w/wine rack and cooler; LL wet bar; and much, much more! The Magnolia is perfect for entertaining with a stunning Dining Room, airy family room and generous LL Great Room with a fantastic media center (theater seats and flat screen TV included!). Whether you're a busy executive or an retiree on-the-go, you're sure to enjoy the Magnolia's low maintenance exterior and features. Located in Rillhurst IV, one of Culpeper's most beautiful communities. Come experience the Graystone Difference!

**DIRECTIONS:**

Travel Rte. 29 South past the last Culpeper exit. Turn right at the caution light (Shell Station) on Mountain Run Lake Road. Follow Mountain Run Lake Road to the stop sign, (appr.3 miles) turn left onto Route 633. Follow 1.2 miles to the second Rillhurst entrance on the right (Rillhurst Drive). "Magnolia" sign on left.

		ROOMS	LOWER	MAIN	SPECIAL FEATURES
CONSTRUCTION	Brick/Stone/Vinyl	FOYER		9'2 x 12'6	✓ Professional Landscaping
STYLE	Single Story	DINING RM		14' x 15'6	✓ Stamped Concrete Driveway & Walkways
AGE	2006	STUDY		12' x 14'	✓ Whole-house Surround Sound
FIN. SQ. FEET	4700	LIVING RM		19'8 x 21'4	✓ Intercom System
UNFIN. SQ. FEET	1054	KITCHEN		13' x 13'	✓ Central VAC
LOT SIZE	2.0 ac	BRKFST NK		13' x 12'	✓ On-Q Structured Wiring
FLOORS	Hdwd/Car/Cer/Lam	LAUNDRY		10' x 9'10	✓ Solatube Skylights
ROOF	shingle	MASTER BR		16'4 x 17'11	✓ Stunning trim and moulding detail
HEATING	H.E. gas furnace	M. BATH		12'6 x 15'6	✓ Security System
AIR CONDITION.	H.E. central A/C	BEDROOM 2		12'1 x 14'10	✓ Gourmet Kitchen
GARAGE	2 car att.	BEDROOM 3		14'11 x 14'11	✓ Large Evergrain Deck in Rear
TAXES	\$2675	BEDROOM 4	13'8 x 23'		✓ Living Rm w/Coffered Ceiling & Gas FP
PUBLIC SCHOOL	Culpeper	GREAT RM	35'9 x 21'		✓ <b>LL Media Center w/ theater seats and flatscreen TV Included!</b>
WATER	Well	WET BAR	10' x 16'		✓ LL Wet Bar w/mini fridge
SEWER	Septic				✓ Cable TV and Internet
OWNER	Magnolia, LLC	BATHS	1	2.5	

*This information, though believed accurate, is not guaranteed.*





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