



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

The Pinehurst at Rillhurst Estates, Phase IV



SIMILARITY PHOTO



Rillhurst IV, Home Site #15	CU7649921	3	2.5	\$564,900
ADDRESS	MLS #	BEDROOMS	BATHS	PRICE

REMARKS:

TO BE BUILT: This elegant single level **ENERGY STAR® / EARTHCRAFT™** home with brick accents is to be located in Rillhurst IV, arguably one of Culpeper's most beautiful and desirable communities; you'll have wooded privacy without going off the beaten path. Finished home will include a paved asphalt driveway to your oversized 2-car attached garage. The master suite features a spacious master bath and two walk-in closets. The third bedroom features a walk-in closet as well as a cathedral ceiling and could be used as a study or home office. The dining room features decorative columns that add elegance without compromising openness. The kitchen offers an island with a raised breakfast bar. The cabinets are beautiful Rose Hall maple arch top raised panel. The countertops are Corian with an undermount double bowl porcelain sink. For those cold winter days you can relax by the Lennox gas fireplace in the Great Room. 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. We can customize to your specifications. Well & Septic are allowances and subject to change.

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.

		ROOMS	LOWER	MAIN	UPPER	SPECIAL FEATURES
CONSTRUCTION	Vinyl/Brick	FOYER		7x14		✓ ENERGY STAR® Certification
STYLE	Single Story	DINING RM.		12x14		✓ EARTHCRAFT™ Certification
AGE	To Be Built	GREAT RM.		19x20		✓ ENERGY STAR® Appliances
FIN. SQ. FEET	2575					✓ 1st Floor Master Suite
UNFIN. SQ. FEET	2402	MASTER BR.		15x17		✓ Master Bath w/Separate Tub & Shower
LOT SIZE	2.3 acres	BEDROOM 2		12x14		✓ Walk-in Closets
FLOORS	Hwd/Car/Vinyl	BEDROOM 3		12x14		✓ Lennox Gas Fireplace @ Great Room
ROOF	arch. shingle	KITCHEN		15x15		✓ Separate Kitchen & Dining Room
HEATING	H.E. gas furnace	BRKFST NK		9x15		✓ Kitchen Island w/Breakfast Bar
AIR CONDITION.	central	PANTRY		6x14		✓ Corian Countertops in Kitchen
GARAGE	2-car att.	LAUNDRY		8x9		✓ Built-in Microwave
DRIVEWAY	Paved Asphalt					✓ Refrigerator w/icemaker
TAXES (2006)		GARAGE		24x24		✓ Triton Dishwasher
PUBLIC SCHOOL	Culpeper					✓ 30" Electric Range
		BATHS		2.5		✓ Unfinished Basement
OWNER	Graystone					✓ Well & Septic

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

