



Open House Sunday 8/6/17 Noon - 4pm

4 Bedrooms 3.5 Baths.

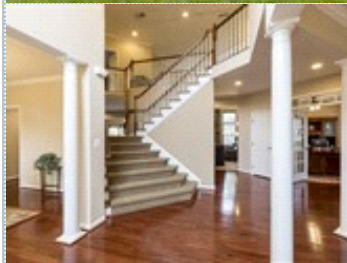
7300 Groupe Road , Warrenton VA 20187

MLS: FQ9939846 PRICE: \$689,000.00



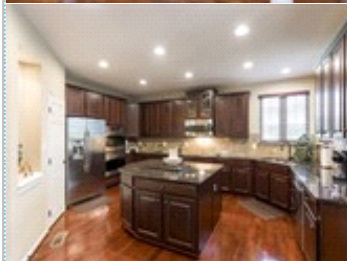
Bedrooms: 4
Full Baths: 3
Half Baths: 1
Lot Size: .78 acre
Sqft: 4297 Finished Sq Ft

Subdivision: Brookside Estates
Year Built: 2011
HOA: 290 Quarterly
Parking: 3 Cars
Floors: 3



PROPERTY FEATURES:

- | | | |
|------------------------|-------------------------|------------------------------|
| ❑ Central A/C | ❑ Central heat | ❑ Fireplace |
| ❑ High/Vaulted ceiling | ❑ Walk-in closet | ❑ Hardwood floor |
| ❑ Tile floor | ❑ Family room | ❑ Living room |
| ❑ Office/Den | ❑ Dining room | ❑ Breakfast nook |
| ❑ Dishwasher | ❑ Refrigerator | ❑ Stove/Oven |
| ❑ Microwave | ❑ Granite countertop | ❑ Stainless steel appliances |
| ❑ Attic | ❑ Basement | ❑ Washer |
| ❑ Dryer | ❑ Laundry area - inside | ❑ Balcony, Deck, or Patio |
| ❑ Yard | | |



PROPERTY DESCRIPTION:

An impeccably beautiful home in Brookside Estates, meticulously maintained and a must-see. A well-manicured, thick emerald green lawn reminiscent of a carpet. Wood floors on main level, excluding family room, with upgrades everywhere. Spacious Master BR suite including his and her walk-in closets and a private oasis, cable-ready sitting room. 4 bedrooms on upper level with 3 full baths and ceiling fans in each room. Dual zone heating/cooling with 2-story stone gas log fireplace in family room. Extras include: deluxe 2-inch faux wood blinds, large 24" x 38" stamped-concrete patio, outdoor wood-burning fireplace w/ built-in wood boxes, upgraded 80-gallon gas hot water heater, water softener with inline whole-house water filter, detached 16x12 storage shed, 9-zone Rain-Bird lawn irrigation system with subtraction meter. Estate lot backs up to 11-acre protected wooded area.



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