

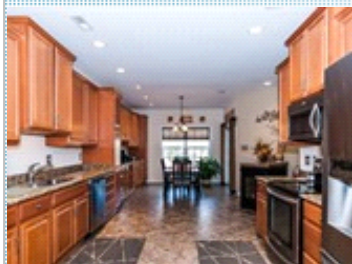


## Historic Hanover Neighborhood

Lots of Upgrades!

13155 Manor Garden Lane , Ashland VA 23005

MLS:1702995    PRICE:\$495,000.00



Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Lot Size: 1.472

Subdivision: Hickory Hill  
Year Built: 2012  
HOA: 500.00 Yearly  
Sqft: 2893

### PROPERTY FEATURES:

- ✚ Central A/C
- ✚ Walk-in closet
- ✚ Family room
- ✚ Dining room
- ✚ Stove/Oven
- ✚ Stainless steel appliances
- ✚ Balcony, Deck, or Patio
- ✚ Fireplace
- ✚ Hardwood floor
- ✚ Bonus/Rec room
- ✚ Breakfast nook
- ✚ Microwave
- ✚ Attic
- ✚ Yard
- ✚ High/Vaulted ceiling
- ✚ Tile floor
- ✚ Office/Den
- ✚ Dishwasher
- ✚ Granite countertop
- ✚ Laundry area - inside



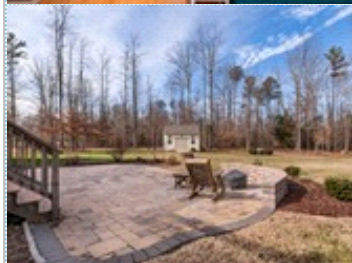
### OTHER FEATURES:

- ✚ Tankless Hot Water Heater
- ✚ 2.5 Large Attached Garage
- ✚ Wired for a Generator
- ✚ Water Filter System



### PROPERTY DESCRIPTION:

This custom home is first floor living at its best! An inviting Foyer with hardwood floors leads to a formal Dining Room with tray ceiling and also leads to a spacious Family Room. The Kitchen has beautiful tile floors, an amazing amount of custom cabinets, stainless appliances, pantry, wine storage and eat-in area! A beautiful 3 sided fireplace opens to the Kitchen and the Family Room. Bedrooms include a 1ST FLOOR MASTER with 2 walk-in closets, double vanity and tile shower! An office/den on the "master" side of the home could be a bedroom. Additional 2 bedrooms on the opposite side of the home have handicapped accessible doorways + a full bath with a tile handicapped accessible shower! Upstairs find a large rec room currently used as an office with a full bath! Walk-in, floored attic storage is also accessed on the 2nd floor. Overlooking the private back yard, find a screened porch (19x12), deck and large patio, detached shed with electricity, and a 2+ car garage with workshop area.



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