



A Rare Find!

23248 Lignum Road , Lignum VA 22726

MLS: CU9715699 PRICE: \$350,000.00

Bedrooms: 4
Year Built: 1898
Sqft: 3724

Full Baths: 2
Lot Size: 87120

PROPERTY FEATURES:

- ❑ Central A/C
- ❑ Hardwood floor
- ❑ Office/Den
- ❑ Refrigerator
- ❑ Balcony, Deck, or Patio
- ❑ Fireplace
- ❑ Tile floor
- ❑ Dining room
- ❑ Stove/Oven
- ❑ Yard
- ❑ Walk-in closet
- ❑ Living room
- ❑ Dishwasher
- ❑ Laundry area - inside
- ❑ Swimming pool

PROPERTY DESCRIPTION:

\$5,000 selling bonus for ratified contract by July 10, 2017! Lovely Colonial on 2 ac. Convenient to Culpeper & Fredericksburg! Suited for residential and/or commercial use! (call LA for more details) An abundance of 1800s charm! Spacious rooms, hrdwd flooring, in-ground pool w/ cabana/storage, ample paved parking area, Mature trees/landscaping.

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