



## Just Listed in Warrenton's Ridges of Warrenton!

Meticulous 5BR/2.5BA SFH on .25-Acre Level Lot!

386 Cannon Way , Warrenton VA 20186

MLS: VAFQ2000692    PRICE: \$619,000.00

Bedrooms: 5  
Full Baths: 2  
Half Baths: 1  
Lot Size: .25-Acre Lot  
Sqft: 3,328

Subdivision: Ridges of Warrenton  
Year Built: 2003  
HOA: \$90 / Quarterly  
Parking: 2 Cars  
Floors: 3

### PROPERTY FEATURES:

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

### PROPERTY DESCRIPTION:

TURNKEY 5BR/2.5BA home with STATELY brick front, 2-car garage & OPEN, AIRY floor plan featuring UPGRADED builder option bump-outs & tons of UPDATES! Conveniently located in sought-after Ridges of Warrenton on PRIVATE .25-acre LEVEL lot backing to trees! SOARING 2-Story Foyer with SUNLIT palladium window, GLEAMING HDWDs, CUSTOM crown moulding & NEW light fixture (July '21) opens to PRIVATE Study, Living Room & GOURMET Kitchen! Main Level PRIVATE Study with french door entry & GLEAMING HDWDs! Spacious Living Room with GLEAMING HDWDs & CUSTOM crown moulding opens to Dining Room & Inviting Foyer! Dining Room with DRAMATIC tray ceiling with NEW chandelier (July '21), CUSTOM crown/chair rail mouldings & GLEAMING HDWDs opens to Living Room & Gourmet Kitchen! Chef's Delight GOURMET Kitchen with GLEAMING HDWDs, EXPANSIVE center island with barstool overhang, updated STAINLESS appliances (fridge-May '21/GAS range -July '21/dishwasher-'20, built-in micro-'19), AMPLE 42" cabs, UPGRADED Corian countertops & large pantry opens to Dining, Breakfast & Family Rooms! Breakfast Room with SOARING cathedral ceiling with fan, SUNLIT wall-of-windows & GLEAMING HDWDs opens to Gourmet Kitchen & Family Room! GIGANTIC Family Room with NEW neutral carpet (July '21), COZY gas fireplace & SUN-DRENCHED windows with TRANSOM accent windows opens to Gourmet Kitchen! LARGE Main Level Laundry/Mud Room with CONVENIENT utility sink & Samsung washer ('12)/NEW dryer (June '21) opens to 2-car garage with additional storage area! Staircase with NEW neutral carpet (July '21) leads to Upper Level with 5 BEDROOMS! Owner's Bedroom Retreat with SOARING cathedral ceiling, NEW neutral carpet (July '21), HUGE walk-in closet, SITTING

