



## Move-In Ready 5BR/4BA Rambler on .92-Acre Lot!

Finished Lower Lvl ~ Updates Galore ~ Treed Views

7466 Coblenz Avenue , Warrenton VA 20187

MLS: VAFQ2001358    PRICE: \$739,900.00



Bedrooms: 5  
Full Baths: 4  
HOA: \$200 / Annually  
Parking: 2 Cars  
Floors: 2

Subdivision: Whisperwood  
Year Built: 2001  
Lot Size: .92  
Sqft: 4,200+

### PROPERTY FEATURES:

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



### PROPERTY DESCRIPTION:

METICULOUSLY-MAINTAINED 5BR/4BA rambler with NEWER ROOF with architectural shingles (2019) & UPGRADES GALORE nestled on .92-acre PICTURESQUE lot backing to mature trees. Located on QUIET cul-de-sac in sought-after Whisperwood Community, this CUSTOM built MAIN-LEVEL LIVING home features an OPEN, AIRY floor plan with ALL levels finished & 4,200+ fin sq/ft! Updated GOURMET Kitchen with GRANITE, center island, MARBLE subway tile backsplash (2017), Chef's Delight appliances, TRENDY 20x20 tile flooring, AMPLE cabinets, HUGE pantry & BARSTOOL overhang opens to Breakfast, Family & Laundry/Mud Rooms! Spacious Family Room with SOARING cathedral ceiling, SUNLIT windows, COZY fireplace & newer atrium door to DECK. Owner's Bedroom Retreat with newer SUNLIT atrium door to DECK, access to 4th Bedroom/SITTING ROOM/Study & Private Owner's Bath! FULLY RENOVATED (2019) Owner's LUXURY Bath with DRAMATIC cathedral ceiling, RAISED double vanities with HAND-CRAFTED cabinets & QUARTZ countertops, RELAXING soaking tub with tile surround, HUGE shower with tile surround/STONE floor/built-in seat, PRIVATE water closet, UPGRADED fixtures, TRENDY tile flooring & GIGANTIC walk-in closet! Bedroom 2 boasts EN SUITE Full Bath! EXPANSIVE fully finished lower level with WALK-OUT elevation boasts GIGANTIC Recreation Room, LARGE 5th Bedroom, Exercise Room, HUGE Game/Media Room with WET BAR, Full Bath & Storage Room with BUILT-IN shelving! Other upgrades include: oversized gutters/downspouts (2012), newer atrium doors in Family/Living Rooms & Owner's Bedroom (2015), newly sealed (2020) regraded/paved driveway (2016), attic fan (2019), exterior door to side porch (2020), neutral paint & more!

