



## Quick Close Possible

5 Bedrooms Single Level Living

96 Cascades Lane , Fredericksburg VA 22406

MLS:vast2016186    PRICE:\$745,000.00



Bedrooms: 5  
Full Baths: 3  
Half Baths: 1  
Parking: 6 Cars  
Floors: 2

Subdivision: The Cascades  
Year Built: 2001  
Lot Size: 3.82 AC  
Sqft: 4636

### PROPERTY FEATURES:

- ❑ Central A/C
- ❑ Walk-in closet
- ❑ Family room
- ❑ Breakfast nook
- ❑ Stove/Oven
- ❑ Stainless steel appliances
- ❑ Dryer
- ❑ Central heat
- ❑ Hardwood floor
- ❑ Bonus/Rec room
- ❑ Dishwasher
- ❑ Microwave
- ❑ Basement
- ❑ Yard
- ❑ Fireplace
- ❑ Tile floor
- ❑ Dining room
- ❑ Refrigerator
- ❑ Granite countertop
- ❑ Washer

### OTHER FEATURES:

- ❑ Patio with extendable awning

### PROPERTY DESCRIPTION:

New roof and HVAC 2019. Only the second owner. Builder was the first owner. Be the third owner. Single level living and finished basement with extraordinary privacy. Tree lined driveway, beautiful wood flooring, open floor plan. What could be better. 5 bedrooms, three and half baths. Great room on the main level and family room on the lower level. Space for the kids and space for the adults. Stainless appliances, granite counters, Counter space to spare when family wants to help cook. Large walk-in closet in the Master Suite. Jack and Jill bathroom for the 2 other bedrooms on the opposite side of the home on the main level. Two fireplaces with screens. Deck and sunroom off the kitchen for easy living and entertaining. Family room, two bedrooms and a full bath on the lower level for guests or family. Hobby room and plenty of storage in lower level. Space to spare with the almost 4000 finished sq ft in the home. Outdoor living with beautiful landscaping and play space. Security, privacy, and comfort, it's all here in this home. As you drive down the long tree canopied driveway and turn into this extraordinary home with 9ft ceilings be sure to notice all the beautiful landscaping. Custom build Fire pit for those summer and fall outdoor events for family and friends. Come see it and make sure your agent is ready to write the offer. Do not miss this one, its extraordinary and its waiting for you and your family. Close to the major commuter routes, shopping, entertainment and restaurants. Less than 3

