



Graystone Realty<sub>LLC</sub> presents...

The Dogwood at Sheffield Manor



Sheffield Manor, Home Site #2	MA7649905	3	2	\$379,900
ADDRESS	MLS #	BEDROOMS	BATHS	PRICE

**REMARKS:**

TO BE BUILT: Imagine coming home to this charming one-level **ENERGY STAR® / EARTHCRAFT™** home nestled in the rolling hills at Sheffield Manor. The master suite features a spacious master bath and a walk-in closet. The spacious Great Room truly lives up to its name with a beautiful Cathedral ceiling and Lennox gas fireplace. The dining room features decorative columns and hardwood floors. The kitchen offers a peninsula with a raised breakfast bar that looks into the breakfast room. The cabinets are beautiful Rose Hall maple arch top raised panel. The countertops are laminate with an undermount double bowl stainless steel sink. The unfinished basement includes a full bath plumbing rough-in. You may consider adding finished rooms in the basement or a screened porch for outdoor enjoyment at a pleasantly affordable additional cost. We can customize finishes to your own personal style. Well & Septic are allowances and subject to change.

**DIRECTIONS:**

From Culpeper - Take Rte. 29 South toward Charlottesville. Just past the town of Madison, take a left on 230 (Orange Road). Go 3.2 miles to Aroda. Left on Route 607 (Elly Rd). Go 2.2 miles. Right on Route 614 (John Tucker Road). Go 3/4 mile to a Right on Sheffield Way. Left onto Fieldcrest Court to home site 2.

		ROOMS	LOWER	MAIN	UPPER	SPECIAL FEATURES
CONSTRUCTION	Vinyl	FOYER		8x10		✓ ENERGY STAR® Certification
STYLE	Single Story	DINING RM.		12x12		✓ EARTHCRAFT™ Certification
AGE	To Be Built	GREAT RM.		15x20		✓ ENERGY STAR® Appliances
FIN. SQ. FEET	1994					✓ 1st Floor Master Suite
UNFIN. SQ. FEET	1845	MASTER BR.		16x17		✓ Master Bath w/Separate Tub & Shower
LOT SIZE	3 acres	BEDROOM 2		11x13		✓ Hdwd Floors @ Foyer & Dining Room
FLOORS	Hwd/Car/Vinyl	BEDROOM 3		11x13		✓ Gas Fireplace @ Great Room
ROOF	arch. shingle	KITCHEN		12x13		✓ Separate Kitchen & Dining Room
HEATING	H.E. gas furnace	BRKFST NK		12x9		✓ Breakfast Nook off Kitchen
AIR CONDITION.	H.E. central A/C	PANTRY		8x4		✓ Laminate Countertops in Kitchen
GARAGE	2-car att.	LAUNDRY		6x8		✓ Dishwasher
TAXES (2006)						✓ Built-in Microwave
PUBLIC SCHOOL	Madison	GARAGE		25x22		✓ Refrigerator w/icemaker
WATER	Well					✓ 30" Gas Range
SEWER	Septic	BATHS		2		✓ Unfinished Basement w/plumbing RI
OWNER	Graystone					

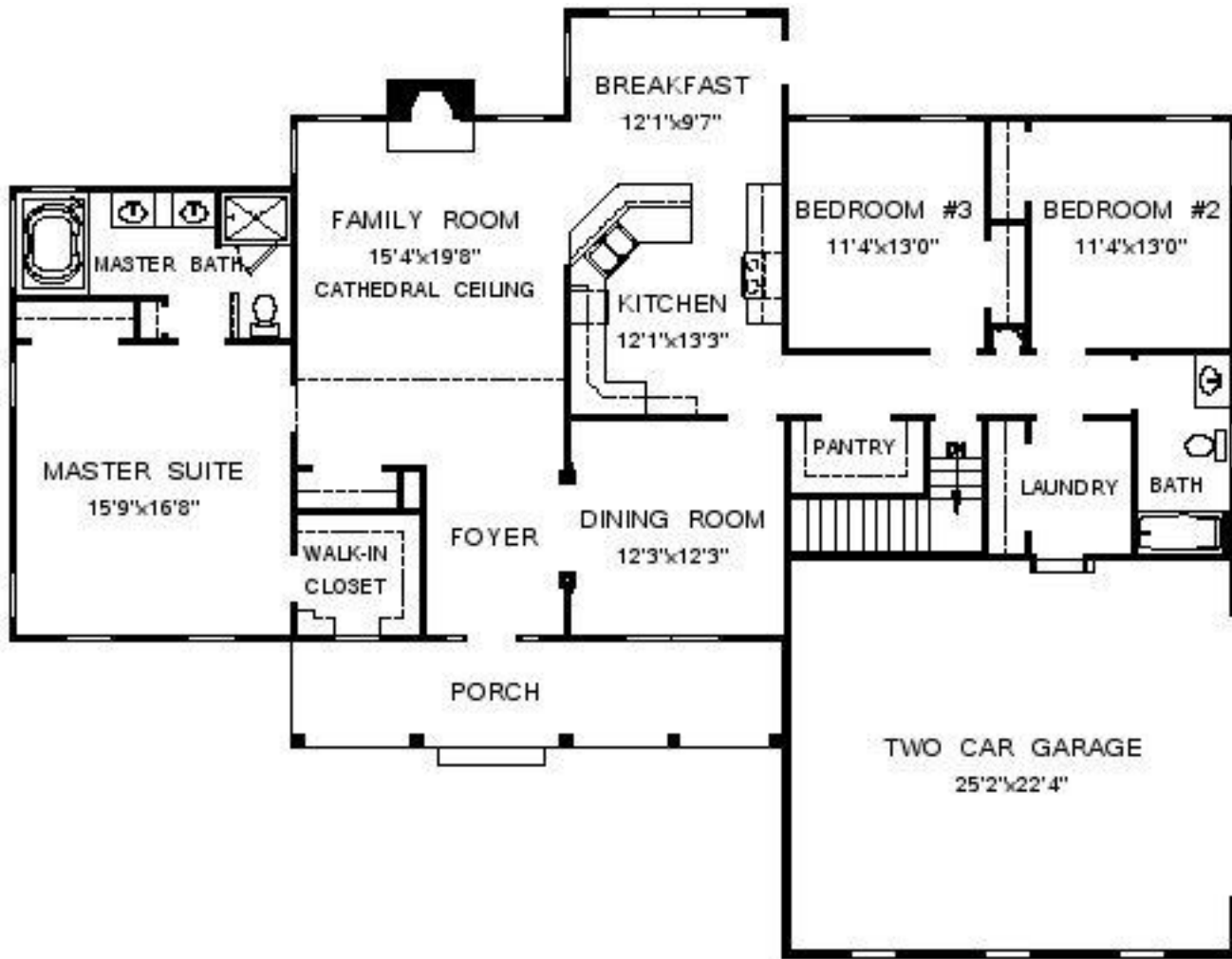
*This information, though believed accurate, is not guaranteed.*





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# The Dogwood Floorplan



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