



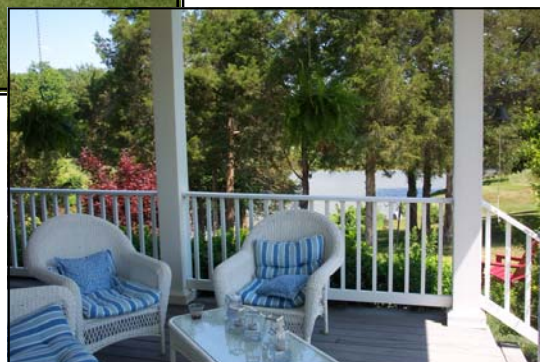
MEAD ASSOCIATES

INCORPORATED

Real Estate Services

21 North Main Street, Lexington, Virginia 24450 ☐ Telephone 540/463-7168

www.meadproperties.com



6 Augusta Court
~~**\$689,000**~~ **\$499,000**

Absolutely beautiful 5/6 bedroom home located on small cul-de-sac sited just off the 18th green. Wonderful sunny Great Room with cathedral ceiling and french doors opening out to the picturesque porch overlooking the country club's pond. Dining Room, large Family Room and two Master bedrooms (in-law or private office) on first floor. Three bedrooms upstairs with an additional large bonus room with built-ins (great sixth bedroom, playroom or study). Almost 4,000 sq. ft. of lovely sunny spaces, many windows, and numerous architectural details.

- Wonderful two story **Great Room** with wood floors, numerous windows, & french doors that open onto a gracious porch overlooking the golf club's pond
- The sunny Great Room offers a living area with a gas fireplace, **Breakfast** area, and opens onto the bright Kitchen
- There is ample space with counter seating in the **Kitchen**—wood floors, tile back splash, and Corian counters
- The tray ceiling, plantation shutters, and glass doors give the **Dining Room** good light yet a sense of lovely privacy
- Fantastic **Family Room** with wood floors, 9 foot ceiling, and french doors out to a side porch
- Two first floor **Master Bedrooms** ! One with a balcony overlooking the pond and a spacious tiled Master Bath. The other was added for the seller's grandmother—with desk area, tiled bath, and private entrance in back—ideal **Office/Study**
- There are three bedrooms (two with balconies) and two full baths upstairs—along with a large bonus room with nice built-ins; used as a **Sixth Bedroom**
- Convenient Laundry and Mud Rooms with tile floors on the first floor
- Gas forced air heat, heat pump with 3 zones, and gas water heater



ROOM DIMENSIONS—Approximately 3,750 square feet

Great Room	25' x 22'	Master Bedroom #2	23' x 12'
Kitchen	12' x 12'	Bedroom #3	14' x 14'
Dining Room	13' x 11'	Bedroom #4	11' x 11'8"
Family Room	20' x 20'	Bedroom #5	12' x 9'6"
Master Bedroom	15' x 14'	Bonus/Bedroom #6	21' x 12'6"

Owners: Wesley B. and Jacqueline B. Bellairs

Legal: 0.53 acres, more or less, designated as Lot 6, Section 1 of The Greens subdivision; Inst# 020001238; Restrictive Covenants **Taxes:** \$3,726

To Convey: Refrigerator, oven/range, dishwasher, microwave



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(The foregoing information is believed to be accurate, but none of it shall be deemed a representation or warranty of any kind.)
Mead Associates, Incorporated is proud to represent the owners of 6 Augusta Court