



MEAD ASSOCIATES

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Real Estate Services

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

www.meadproperties.com



145 Pinehurst

~~\$695,000~~ \$635,000

Feel your spirits lift as you step into the entrance hall of this beautiful Southern Living design home. Exemplifying the relaxed elegance of the classic, this gracious home is of the ultimate quality in every detail. The high ceilings, wood floors, and numerous large windows with plantation shutters provide an airy, cheery ambiance throughout the four bedroom home. Spacious garage, lovely landscaping, public utilities, and within 5 minutes to Downtown. Easy walk to the golf course!

FEATURES

- High ceilings and oak floors; Beautiful woodwork, light fixtures and hardware; Custom classic plantation shutters; Cottage-style solid core doors
- Elegant **Study** with lovely bookshelves and gas fireplace
- Spacious formal **Dining Room** with chair rail that invites entertaining
- Handsome **Family Room**, open to Kitchen and Breakfast area, offers a gas fireplace with classic mantel and marble accents, lovely built-ins, coffered ceiling, and french doors out to a patio with a beautiful pastoral view
- Sunny **Breakfast Area** with triple bay window
- Elegant custom **Kitchen** with granite countertops and bar, double stainless sink, gas 5 burner cooktop, GE Profile stainless appliances, and beautiful custom made cherry cabinets
- Private first floor **Master Bedroom** with tray ceiling, entrance to patio; Master bath with tile and glass shower, whirlpool tub, and heated tile floor
- Two Bedrooms on the first floor share a large bath with quartz countertops and double sinks
- Neat area with wet bar, half bath, and laundry just off stairs up to the fourth bedroom. Large **Fourth Bedroom/Study** with big windows, berber carpet, generous closets, and full bath with granite counters and tile shower
- Large **Garage** with two finished rooms for storage
- Very energy efficient with Andersen windows; Heating and cooling by high SEER heat pump (zoned); Maximum insulation; Central Vac
- Architectural shingles; Southern Living design built by Hinnant Design and Construction; Sod with landscape watering system; landscaping by Riverbend Nursery (White Sulphur Springs)

ROOM DIMENSIONS—Approx. Finished Square Feet: 3,270					
Living Room	19' 9" x	15'	Master Bedroom	16' 5" x	14' 8"
Dining Room	14' x	12' 8"	Bedroom #2	12'9" x	11'
Study	14'10" x	10' 6"	Bedroom #3	11'6" x	11'
Kitchen/Breakfast	22' x	13'	Bedroom #4	26' x	16' 6"

To Convey: Refrigerator, ovens/cooktop, microwave, dishwasher, washer, dryer

Legal: 0.5 acres, more or less, in Meadows at Woods Creek, Lot 32

Taxes 2009: \$2,660




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Mead Associates, Incorporated is proud to represent the owners of 145 Pinehurst