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Real Estate Services

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

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70 Pinehurst Drive

Built in 2004, this quality brick and stucco home offers a wonderful open floor plan with 4,000 sq. ft. of high ceilings, exceptional custom kitchen, beautiful Master Bedroom wing, and spacious finished lower level. Low maintenance and extremely well insulated on a large neighborhood lot overlooking country club pond. ~~\$629,500~~ \$599,500

FEATURES

- Wonderful **Great Room** with cathedral ceiling, handsome gas fireplace with beautiful bookshelves and cabinetry, wood floors, and french doors out to **Deck**
- Custom **Kitchen** offers granite countertops, double granite sink, maple cabinets, tile floor, double ovens (one convection), wine refrigerator and large pantry; opens onto a sunny **Breakfast Area**
- Ten foot ceilings and wood floors in the **Dining Room** featuring chair rail, classic moulding, and special art niche
- Ideal size for the **Study** with large windows and wood floors
- Spacious sunny **Master Bedroom** highlights include a tray ceiling and bay window with bench seat overlooking the neighborhood's "green space". Bountiful walk-in closet with custom built-ins; Large bath with whirlpool tub, pretty cabinetry with double sinks, and heated floor
- First floor **Laundry Room** with cabinets, sink, and built-in ironing board
- In the lower level, the **Family Room's** berber-style carpeting, gas fireplace, and specialty lighting offer a relaxing space (plumbed for wet bar) or recreation...Ideal for large gatherings or the pool table; Exterior door to back yard.
- **Craft Room** and **Third Bedroom** with adjoining full bath are located off Family Room as is the **third garage** bay (for your golf cart!) and large utility/**storage** area.
- Water softener; wired for cable and internet; Set up for central vac;
- Gas furnace heat; heat pump air conditioning; whole house fan
- Large 2 car **Garage** with pull-down stair to more storage



ROOM DIMENSIONS—Approx. 4,000 square feet

First Floor		Lower Level	
Great Room	23' x 18'	Family Room	32' x 24'
Kitchen/Breakfast	28' x 11'	Craft Room	14' x 7'
Dining Room	12' x 12'	Bedroom #3	18' x 13'
Master Bedroom	18' x 16'	Utility/Storage	
Bedroom #2	15' x 13'		
Study	12' x 12'		

To Convey: Refrigerator, ovens, cooktop, microwave, dishwasher, wine refrigerator

Owners: Ellen C. and Douglas S. Hamm

Legal: The Greens subdivision; Sect. 2, Blk 4, Lot 11



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for
MORE PHOTOS



*Mead Associates, Incorporated is proud to represent the owners of 70 Pinehurst Drive
(The foregoing information is believed to be accurate, but none of it shall be deemed a representation or warranty of any kind.)*