

Welcome Home!

This 2001 built brick front home is sited on a very private 10 acre lot in the estate home neighborhood of Windsor Estates. Located in a wonderfully convenient location close to shopping, dining, the VRE, and commuter routes, but you will feel miles away once home. Enhanced by mature trees, the peaceful greenery surrounds the home and is showcased through every window. Outdoor living beckons you to relax on the low maintenance composite deck overlooking the pastures and your animals, or enjoy rocking on the front porch with your morning coffee.

Inside a bright and open floor plan is perfect for gatherings of friends and family, and new renovations (2016/2017) offer all the upgrades you hope to find!.

SPECIAL FEATURES & UPGRADES

PROPERTY EXTERIOR:

5 bedrooms, 4 full and 1 half bath. 3 finished levels with a walkout basement, offering approximately 4500 finished square feet.

- Brick front, low maintenance siding on side and rear
- 25 year architectural shingle roofing
- 2 car garage with new insulated doors with windows and new openers (both 2017), and convenient service door
- Newly repaved driveway (2017) with oversized additional gravel parking pad for overflow parking or RV, horse trailer
- Upgraded wide and welcoming stamped concrete front walkway
- Flagstone front porch with replaced porch railings (2016)
- Approximately 1400 square foot low maintenance composite deck with dual stair access to driveway and back yard
- New stone and drainage under deck (2017)
- Detached storage shed
- Board and batten construction barn with overhang and courtyard area with bluestone base, 2 12x12 matted stalls with windows-hay racks-grated dividers, floored tack/feed room
- 60 foot round pen with bluestone base
- Approximately 2.5 acres of seeded pasture. Fenced and cross fenced with board and electric fencing

PROPERTY INTERIOR:

5 bedrooms, 4 full and 1 half bath. 3 finished levels with a walkout basement, offering approximately 4500 finished square feet.

- New hardwood flooring (2016) in foyer, office, dining room, living room
- New on trend rectangle ceramic tile flooring (2016) in kitchen and breakfast nook, laundry room/entry from garage
- New carpet throughout the home
- Renovated (2016) gourmet kitchen with abundant work space on beautiful granite counters, wrap around island with seating space, loads of storage in 42 inch cabinetry, and featuring gourmet appliances with double wall ovens, gas cooktop, integrated microwave, dishwasher, and French door refrigerator with double freezer drawers...all with stunning views of trees and pasture
- Breakfast area with deck access
- Family room has cozy gas fireplace with built in shelving and French doors to deck for great entertaining options
- Elegant dining room featuring bay window bump out, and detailed trim work, opens to living room for your more formal entertaining
- Main level office/library with bay window for work from home convenience
- Renovated half bath with granite vanity and new lighting
- Hardwood stairs with new railings and spindles lead to second floor, where hardwood flooring extends in hallway
- Master suite retreat offers dual walk in closets and overlooks the pastures and trees
- Relax in the master bath which offers two vanities, separate shower and deep soaking tub with treed views—even a flat screen TV!
- Ensuite bedroom with private full bath
- Bedrooms 3 and 4 have dual access bath with two sinks and separate shower room
- Finished walk out basement with full windows
- Basement has new tile and commercial grade Berber carpeting
- Lower level creates more entertaining space with large game/rec room, bar, media/TV room wired for surround sound, full bath, and 5th legal bedroom

9450 SHEVLIN COURT – NOKESVILLE, VA 20181

www.VirginiaFineLiving.com



SYSTEMS AND UTILITY INFORMATION

- Septic system- 4BR, rated for 8 full time occupants
- Strong private well-county records reflect 20 GPM
- Propane tank is owned, not leased
- Lower level HVAC replaced/upgraded approximately 3 years ago, gas heat and electric AC
- Upper level HVAC replaced/upgraded approximately 7 years ago, all electric for both heat and AC
- 75 gallon propane hot water heater
- Instant hot water dispenser in kitchen for convenience
- Propane fireplace
- 2 ceiling fans (in two of the secondary bedrooms), also prewired for ceiling fans in other bedrooms and family room
- Washer and dryer convey, in working order but convey as-is
- Security system with glass breakage and motion detectors
- Comcast and Verizon Fios internet options
- Garage offers built in storage shelving

Jackie Wynn | 540.454.1452 | jwynn@mcenearney.com

Information deemed reliable, but not guaranteed. Purchaser to verify.

