

40205 Quailrun Ct, Lovettsville, VA 20180

*Custom Design Features*

<https://tours.skyblue.media/story/355798/b>

**LOCATION**

- This is the LIFESTYLE Dreams are made of!
  - 5 mins from Lovettsville Town Center
  - 5.5 miles from Point of Rock MARC Train Station for easy commute into Washington DC
  - 20 mins from Purcellville
- Loudoun County Public Schools - Woodgrove Highschool
- No HOA

**EXTERIOR FEATURES**

- 10.06 Acres
- Working Farm - Horses, Alpacas, Farm Animals Allowed (see covenants)
- 7 Fenced Paddocks with Open Pastures (\$100k in fencing)
- Extensive Hardscaping - Patio, Outdoor Fireplace, Jacuzzi, Large Deck
- Four Barns
- 12' x 30' Center Aisle Tack Room Barn with 2-Stalls and 10' Porch Overhang
- 30' x 15' 3-Stall Loafing Barn
- 36' x 36' Barn with 3 - 12' x 12' Stalls, 10' Porch Overhang, Electricity and Water
- 2-Stall Shed-row Barn with Double Dutch Doors
- Shutters and Front Door of Home Newly Painted

**INTERIOR FEATURES**

- 4 Bedrooms, 3 Full Bathrooms, 1 Half Bathroom
- 3 Car Garage
- Renovated Home
- All Bathrooms Remodeled
- Interior Newly Painted
- Electronic Lock in Front Door, Garage Door and Rear Door
- Two Hot Water Heaters
- Dual Zone Heating and Cooling - HVAC Systems New 2018 and 2019

**MAIN LEVEL FEATURES**

- Hardwood Floors throughout Main Level
- Two-Story Foyer
- Main Level Home Office - a Welcome Feature in today's Work From Home Environment
- High Speed Internet
- Separate Dining Room
- Open Family Room, Breakfast Eating Area, Spacious Kitchen
- Updated Granite Countertops and Kitchen Island
- New Tile Backsplash in Kitchen
- Separate Dining Room
- Remodeled Half Bath
- Walk-out to Spacious Rear Deck overlooking Pastures

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**UPPER LEVEL FEATURES**

- New Carpet throughout Upper Level
- One Bedroom with En-Suite, Remodeled Full Bathroom and Walk-in Closet
- Two Bedrooms with shared, Remodeled Full Bath
- Laundry Room with New Washer and Dryer 2019
- Spacious Master Bedroom Suite has Sitting Room, High Ceilings, Ample Closet Space
- Master Bathroom completely Renovated

**MASTER BATH FEATURES**

- Dual Vanities
- Granite Countertops
- Wall to Ceiling Glass Shower with Tiled Surround
- Free Standing Bathtub
- Radiant Heated Floors

**LOWER LEVEL FEATURES**

- Full Basement with Double Doors Rear Entrance and Walk-out Stairs
- Sump Pump
- Water Softer System for Well
- Unfinished basement has been roughed-in for a Bathroom



**CENTURY 21** Redwood Realty

PROPERTIES by  
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