



CHERI WOODARD REALTY

37C Main Street • P.O. Box 550 • Sperryville, VA 22740

Office: 540-987-8500

www.cheriwoodard.com

Stonewall Manor

96 Lyle Lane
Amissville, Virginia
60.4 Acres

Construction Completed in 2007
Original Builder: Gretchen Yahn, Castlerock Enterprises Inc

Exterior Features

- Stucco siding
- Grand front porch with Virginia Blue Slate
- Rear porch with Virginia Blue Slate
- Side and rear pergola
- Waterfall feature
- Generac generator
- Three-car attached garage
- Pond
- Gazebo
- Run-in shed
- Barn with conditioned space
- Paved parking pad
- Extensive landscape lighting
- Mature landscaping
- Road Maintenance Agreement, annual dues approximately \$800
- Copper down spouts
- All utilities are underground
- Comcast Cable

Interior Features

- Two Zoned HVAC system
 - Heat pumps powered by buried propane tank
 - Center air conditioning
 - Ceiling fans
- High capacity hot water heater
- Three gas fireplaces

- Elevator accessing basement, main level, and storage/craft area
- Alarm system with carbon monoxide and smoke detectors
- Direct TV
- Impression whole-house water filter

Main Level

Living Room

- Open floor plan with soaring ceilings and a wall of windows
- Great room with gas-burning fireplace flows into dining area and rear porch
- Sound system
- Build-in shelving and cabinetry for audio/visual systems

Kitchen/Dining

- Cherry cabinets and granite counter tops
- Six burner Viking gas stove with and custom Dacor exhaust hood
- Pot-filler spout above range
- Butler's pantry and separate food storage pantry
- Three SubZero under-counter refrigerator drawers
- SubZero Paneled full size refrigerator with water filter
- Built-in KitchenAid ice-maker
- Dacor warming drawer
- Under-counter microwave drawer
- Custom dining table for up to 20 (does not convey, available for sale separately)
- Gas fireplace
- Wet bar with sink and beverage SubZero refrigerator
- French doors to rear porch
- Laundry room with sink and ironing center
- Extra Whirlpool refrigerator

Master Bedroom Suite

- Large rooms with vaulted ceilings
- Botticino Limestone
- Master bath has double vanities and a frameless shower enclosure
- Jacuzzi tub
- Bedroom doors open to a separate reading area
- Large walk-in closet

Library/Office

- Custom built-in shelving
- Dramatic doors to front porch

Upper Level

Bedrooms

- Three large bedrooms with en suite bathrooms with cultured marble
- Dramatic opening overlooking the living room
- Bonus area that could be used as an office or sitting room

Attic Space

- Accessed by elevator or pull-down stairs.
- Storage
- Sewing/Craft Room

Lower Level

Fully-finished basement

- Exercise Room
- Game room
- Pool room full-size pool table
- Media room with gas fireplace
- Fifth bathroom
- Full bathroom
- Outside access to side of home
- Accessed by interior stairs and elevator