



# CHERI WOODARD REALTY

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## The Home at Seronera

4311 Sperryville Pike

Woodville, Virginia

34.7+/- Acres

Five Bedrooms, Four Full Baths, One Half Bath

### Interior Features

- Ceiling Fans Throughout
- Fifty Gallon and Eighty Gallon Capacity hot water heaters to service both floors
- Plenty of Storage Space
- Marvin Windows
- Hardwood Floors
- Main Level Laundry Room
- Verizon Landline
- Directv for TV
- Piedmont Broadband Internet
- 10-foot-High Ceilings on Main Level
- 2X6 stud walls

### Main Level

#### Dining Room

- Wood-Burning Fire Place
- Access to Rear Patio
- Amazing Views
- Arched Brick entry way

#### Living Room

- Wood-Burning Fire Place
- Original Stone wall
- Built-in Shelving
- Guest Bedroom and Full Bath off the Living Room
- Access to Lower Level

### Kitchen/Family

- Wood Flooring
- Granite Countertops
- Butler's Pantry with Second Refrigerator
- Mud Room with Laundry
- Half Bathroom
- Enamel Double Sink and large extra sink
- Access to rear and side decks

### Upper Level

#### Master Bedroom Suite

- Walk-in Closet
- Full Bathroom
- Wood Flooring
- Private Sitting Area

#### Alternate Master Bedroom

- Built-in Shelving
- Roof Patio access
- Very private
- Amazing Views

### Lower Level

- Remodeled Full Bathroom
- Bedroom
- Office/Den
- Workshop & Utility Room
- Outside entrance and interior access

### Exterior Features

- Perennial Gardens
- Large Porches
- Views of Blue Ridge Mountains and Shenandoah National Park
- Bluestone patio with stone rock walls (collected on property)
- New Standing Seam Metal Roof
- Copper Gutters
- Invisible fence encloses a 7-acre trail, equipment included
- Equipment Shed and barn
- One car Garage and Garden Shed, includes a dog kennel and storage area

## Serenera Trees

- Elms
- Persimmons
- Paw Paw
- Sycamore
- Crabapple
- Holly
- Viburnum
- Dogwood
- Pin Oak
- Honey Locust
- River Birch
- Yellowwood
- Japanese Maple
- Witch-hazel