



CHERI WOODARD REALTY

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Three Meadows Farm

16 Grinton Lane
Flint Hill, Virginia
10.3 Acres
\$779,000

Three Bedroom, Two and a Half Bathrooms
PLUS

Detached Two-Car Garage with a Two Bedroom, One Bathroom Apartment
Built in 1991, Remodeled in 2005

Exterior Features

- Cedar Siding, shingle roof
- Free-standing shed converted into a cabin sauna in 2012
- New deck, railings, and stairs, installed 2018
- Blue stone stairs and pathway were installed in 2005; enlarged in 2018
- Garage concrete floor was poured in 2012
- Garage doors and shelves were installed in 2012
- Retaining walls on the side of the house were built in 2011
- Mature landscaping with stonewalls
- Pond and meadows

Interior Features

- New upstairs doors, windows and front door, installed 2016 by Marathon Millwork, <https://www.marathonmillwork.com/>
- Marathon Millwork also made the built-in shelving and built-it cabinets
- Amana Refrigerator, installed 2005
- Viking four-burner cooktop, with imbedded exhaust system, installed 2005
- Bosch double wall ovens, installed 2018
- Bosch dishwasher, installed 2018
- Washer and dryer were installed in 2006

Interior Features (Cont'd)

- Two Daikin heat-pump splits were installed in 2009 in each of the upstairs bedroom and bedroom/library
- Attic fan installed in 2009
- Pietra De Cordova (fine Italian granite) kitchen countertops
- JES encapsulation insulation system in crawl space, installed 2015 (25-year warranty)
- Attic insulated, completed 2016
- Stone fireplace with stove insert, chimney was built in 2009
- Window treatments were installed in 2006
- Red Oak floors in upper level bedroom where installed in 2008
- Master bedroom features ash wood doors and birch wood paneling

Utilities

- Leased 500-gallon propane tank from Amerigas
- Garage with water and electric
- Good mobile service for most carriers
- Comcast internet

Items to Convey

- Woodstove in Master Bedroom
- Stove insert in Living Room fireplace
- Washer and dryer
- All appliances
- All blinds and window treatments
- All installed ceiling fans and light fixtures