



# CHERI WOODARD REALTY

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## Maison de Ville

3726 Sperryville Pike  
Sperryville, Virginia 22740

\$795,000

### General Features

- Fast and reliable Comcast cable is available. Verizon DSL is also an option.
- 0.6-acre lot steps from Sperryville's Main Street.
- The circa 1890 home has period specific shutters.
- The house has maintained its historic ambience.
- The current owners purchased the home in 2004 and converted the home into three apartments.
- Two new heat pumps were installed in 2004.
- A third heat pump was added in 2013. The home now has three-zone heating and cooling systems.

### Updates Completed 2012/2013 – owners moved into the home

- Combo gourmet kitchen, dining and living room added to the home with 18' ceiling.
- Chimney with propane fireplace at far end of living room, convenient built-in wall feature hides the TV with easy access.
- All bathrooms were remodeled including a new master bath on first floor.
- All windows with replaced with energy efficient new windows and doors

### Interior Features

- First-floor master bedroom with large master bath and bowed window sitting area.
- Easy one level living with guest space on the second floor.
- Gourmet kitchen, dining area with a large adjacent family room. Appliances include a SubZero refrigerator, Wolf six burner stove, and white enamel double sink. Countertop eat-in section with space for four stools.
- Smart storage solutions on each floor, plenty of closet space.
- Office space overlooking Sperryville Pike.
- Large windows bringing in great lighting.

- Upstairs balcony front porch. Second floor has a total of four bedrooms, two baths and a convenient kitchen including refrigerator, dishwasher, electric stove and room for a table and four chairs.

#### Exterior Features

- A brand-new metal roof installed in 2012.
- Extensive landscaping and hardscaping – include Cherry Laurels, Butterfly Bushes, Apple Japonica, Hollies, Lilacs, Crepe Myrtles, Pyracantha, Leyland Cypress and Warminster Broom, Hydrangeas and many flowering bulbs.
- Peachstone gravel driveway with room for four parked cars.
- Garden shed for all exterior storage needs.
- Large iron gate adds elegant dimension to the home.
- The 0.6-acre lot is large for the Village but completely private with large trees and landscaping around the perimeter.
- Picturesque 20' x20' in-ground gunite swimming pool that is protected by its own interior smaller gate and pool appropriate fencing around the property installed in 2013.
- Completely fenced yard with room for larger dogs.
- Hot/cold water faucet in the rear of the house exterior on the far side of the chimney.

#### Items to Convey

- All window treatments throughout the home on both levels.
- All appliances.

NOTE – Owner is willing to sell much of the furniture and other decorative items. This will be a separate transaction and not included in the price of the home.