

This beautiful custom built green home is in one of Powhatan foots top neighborhoods. The house is a brick French Cottage style with real stone accents custom built for luxury living by Commonwealth Home Builders for for low maintenance living. The property is a large, private wooded lot with a creek in the rear. Enjoy 2968 square feet of large, light and airy rooms and a gourmet chef foots kitchen, plus a large 1894 square foot walk out basement. The floors are hardwood throughout, the whole first floor has sweeping 12 foot ceilings. There are three decks with stunning views plus a large elevated screened porch overlooking organically grown gardens. Only eight miles from Rt. 288.

Single Family Property, Area: 66 - Powhatan, Subdivision. Hot tub, Two zone geothermal HVAC, Whole house stereo/Internet/cable tv/satellite.

Subdivision: Valley Springs

4 total bedrooms(s)

3 total full bath(s)

14 total room(s)

Approximately 2968 sq. ft.

Three story

Style: French Cottage

2008 Powhatan County Property Assessment Value is: 658,300

Foyer is 12 x 9 Level - 1

This two story foyer is surrounded by arches,columns and coat closet.

Custom Maple/Walnut newel posts leading upstairs.

Master bedroom is 19.6 x 16.6 Level - 1

Bedroom 2 is 13.10 x 11.6 Level - 1

Living room is 17.4 x 17.6 Level – 1

Living room with 16 foot cathedral ceiling, sky lights, French Doors

- Living room has built in speakers for THX surround sound and wiring for sub woofer.
- Two sided direct vent LP gas fireplace shared between Living room and dining room designed to ensure that there is no combustion in house.

Dining room is 16.4 x 13.6 Level – 1

Dining room with 12 foot ceiling

Kitchen is 12.4 x 14.8 Level - 1

Breakfast is 15 x 11.4 Level - 1

Laundry room is 13.6 x 5.5 Level - 1

Laundry room with utility sink, cabinet and a green stone slate counter top.

Screened Porch is 17 x 21 Level - 1

Bedroom 3 is 15.6 x 11.6 Level -2 (Also has a walk in closet)

Family Room is 16.6 x 13.4 Level – 2 (Also has a linen closet)

Bright, upstairs family room with stunning views and deck.

Bedroom 4 is 13.10 x 11.8 Level – 2

Flower box outside window.

Loft is 14.8 x 8.4 Level - 2

Upstairs loft – wired for home office

Garage 3 ½ Car Garage with Automatic garage doors.

Basement

- Large **1894** Square foot walk out Basement with 5 windows and dual French Doors
 - 9 foot ceilings
 - Superior Walls brand with pre-drilled 6” concrete studs capped with fir strips – ready for wallboard.
 - Basement is roughed in for Bathroom and Electric
 - Future Proofed Carlon Conduit running from the basement central hub to all rooms allows for new wires to be pulled anytime into the future.

- 3 full baths
 - Master bath has European Style shower, soaking tub, walk in closet, slate floor.
 - Upstairs bath has a skylight in the shower.
- Chef foots Kitchen with 12 foot ceiling
 - Environmentally friendly cork flooring
 - Stainless Steel Gourmet Appliances:
 - Wolf Convection oven
 - Wolf warming drawer
 - Wolf LP Gas range top with Five stations
 - Vent-A-Hood overhead range top.
 - Miele steam oven
 - Miele dishwasher
 - Kenmore Elite refrigerator with bottom freezer
 - Maple Homecrest cabinetry with pull out drawer foots plate holders and hidden trash drawer.
 - Counter tops are WV Blue Slate.
 - Large pantry with automatic lighting
 - Low voltage lighting wiring roughed in underneath all cabinets
- Three Trex decks providing stunning views of the surrounding woodland.
 - Hot tub
- Very large, elevated Screened in Porch with creek views
 - Outdoor Fan
 - Stereo
- Outdoor Landscaping includes stepped dry stack retaining walls with built in planting areas.
 - Cobblestone Front Walk surrounded by three varieties of creeping thyme
 - Around back you will travel down steps through a large dry stacked stone retaining wall.
 - Organic berry and vegetable garden with blueberries, strawberries, raspberries, jumbo blackberries, huckleberries,.

- Near the kitchen is an organic culinary herb wheel garden to provide quick access to herbs and spices to make that gourmet meals a masterpiece.
- Outdoor Potting/storage Area.
- Green Features:
 - Walls painted with low VOC paint.
 - Wood windows finished with a zero VOC wax.
 - Two zone *geothermal* HVAC (heating and cooling).
 - Whole house humidifier.
 - Trex Decking - (Trex can withstand the elements with out splinting, warping or rotting, giving bare feet a safe place to play.)
 - Maple floors throughout the house that are finished with a linseed based seal and cleaned with a coconut based product that strengthens the floor with each cleaning.
 - Whole house fan.
 - LP Gas tank-less hot water heater – never run out of hot water and save 40% over conventional hot water tank.
 - Hi capacity well exceeds 100 gallons per minute
 - Semi-commercial high capacity filtration system
- Leaf guard gutters protected with a life time warranty. All downspouts are connected to pvcpipes pipes that run underground carrying rain water into the woods and away from the house.
- Dimensional Shingles (GAF Slate Line) with wind protection up to 110 mph
- Low Voltage Wiring. All wires are “Home Run” style to every room in the house, including the Garage, Decks and Screened Porch:
 - Phone lines (CAT-5)
 - Home Network/LAN (CAT-5)
 - Satellite TV (RG6)
 - Cable TV (RG6)
- 10 Zone Whole House Stereo - Polk Audio Speakers with individual Volume/Source controls in each room. Stereo includes Screen Porch and Garage.
- House is wired for generator
- Three out door faucets. The back faucet provides both hot and cold water for easy filling of hot tub.
- Elementary School: Pocahontas
- Jr. High School: Powhatan
- High School: Powhatan