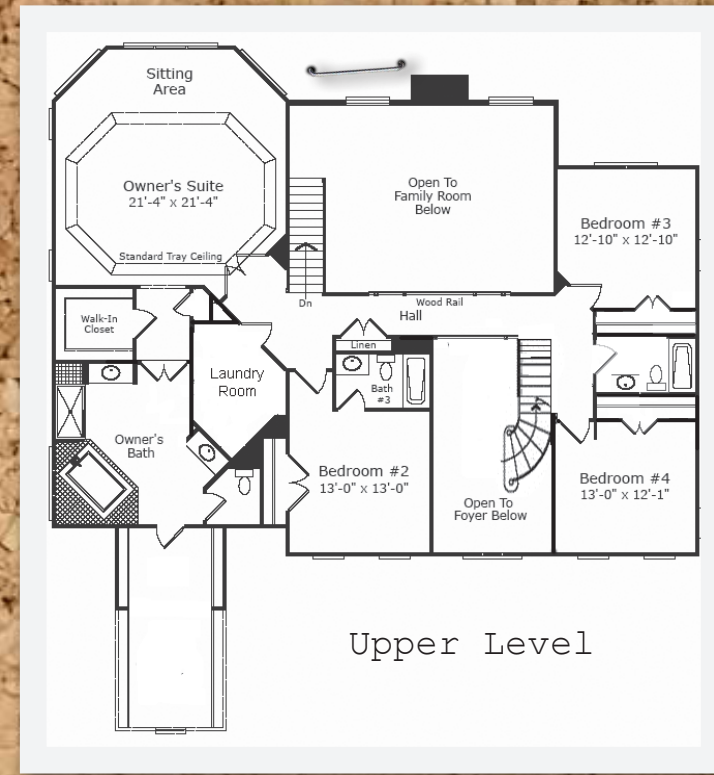
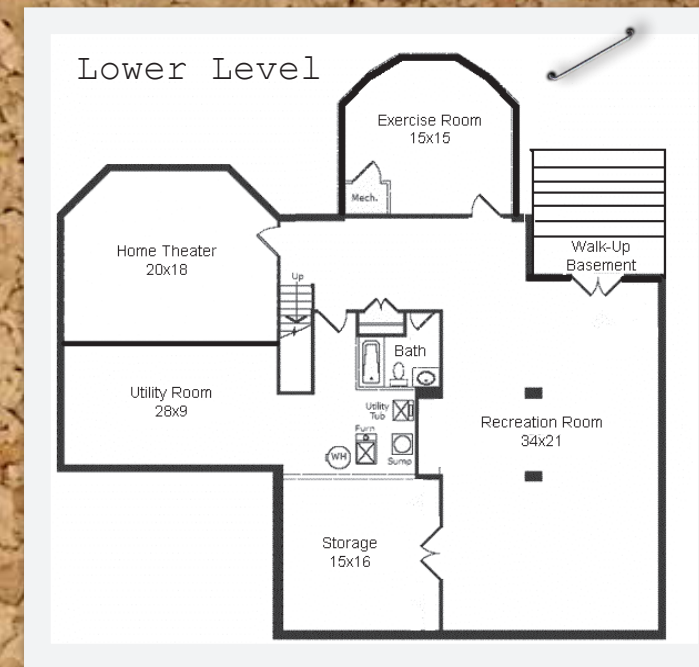
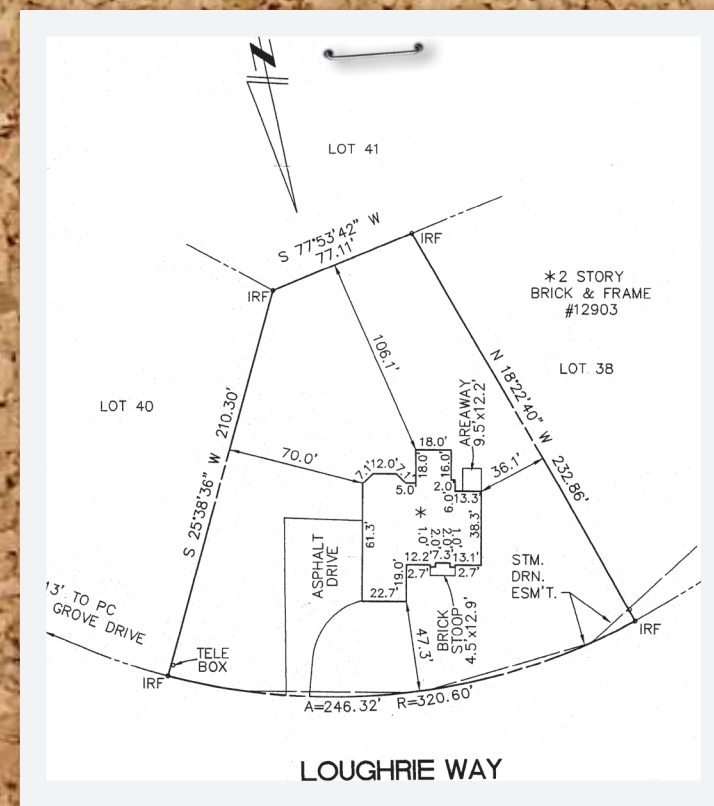
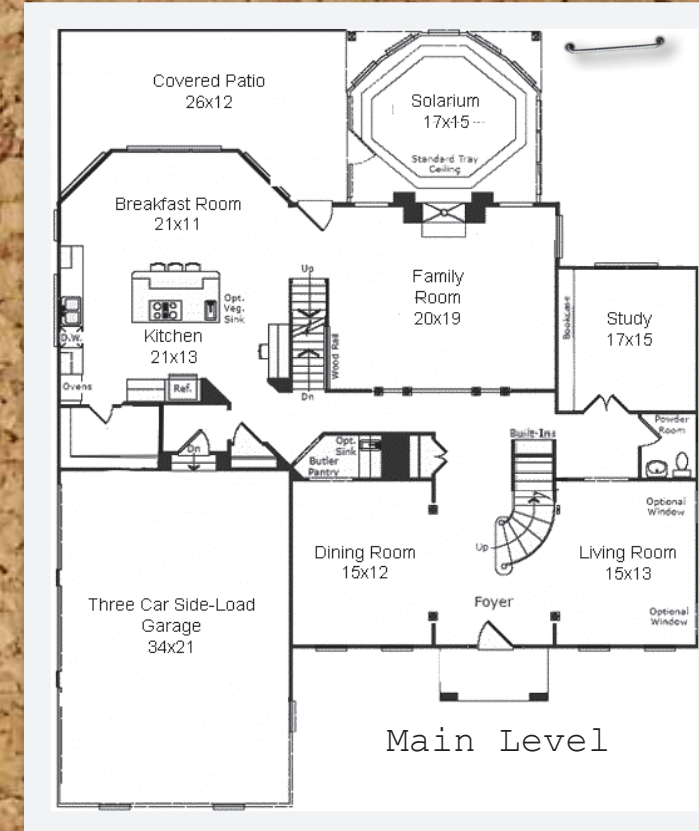




Meticulously Landscaped Lot  
 Stone patio with fire pit  
 Gorgeous stone knee walls  
 Private sunken hot tub area!  
 Covered back porch  
 Great for Entertaining  
 Can't wait to BBQ



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12903 Loughrie Way  
 Oak Hill, Virginia 20171  
 4 bedrooms / 4.5 baths  
 3 sides brick with quoins  
 3 car side-load garage  
 Nearly 1 acre  
 three zone HVAC  
 MY DREAM YARD





- EXTERIOR FEATURES**
- Roof replaced in 2015
  - Custom stone front walkway 2016
  - Three sides brick with corner quoins
  - Three car side-load garage
  - Expanded 40 foot driveway pad
  - Four stone columns with gate to back yard
  - Custom stone rear patio with walkway
  - Private covered porch off kitchen and solarium
  - 28 Foot wide stone steps from covered porch to patio
  - Enclosed 8x8 hot tub in sunken stone patio
  - Backyard 12x12 outbuilding with power
    - 12 Zone lawn irrigation system
    - Landscape lighting for front/side yard and patio
  - Enlarged 5 inch gutters
- KITCHEN**
- Upgraded maple cabinets and granite counters (Cherry stain)
  - Solarium style breakfast room
  - Expanded task desk
  - Pendant and recessed lighting
  - New Premium stainless steel appliances:
    - > Jenn-Air double convection oven
    - > Ultra-quiet dishwasher
    - > 5 burner gas cooktop
    - > LG French door refrigerator
  - Walk-in pantry with custom shelving
  - Custom secondary rear hardwood staircase to kitchen/family room 2015
- MAIN LEVEL**
- 9 Foot ceilings
  - Hardwood flooring throughout main level
  - Custom shadow box trim in foyer and staircase
  - Ceramic tile flooring in rear solarium
  - Expanded two story family room
  - Upgraded double sided gas fireplace in family room/solarium with remote
  - Two additional windows in living room with transoms
  - Custom built-in shelving and desk in study
- UPPER LEVEL**
- 9 Foot ceilings
  - Four bedrooms
    - > Bedroom three expanded 2 feet
    - > Ceiling fans
    - > Crown molding in bedroom four
    - > Upgraded carpet and padding
    - > Custom closet organizers
    - > Custom window blinds
  - Three full baths
  - Crown molding in hallway
  - Bridge overlook to family room and foyer
  - Enlarged upper level laundry with up-graded cabinetry
- MASTER SUITE**
- Atrium style bedroom with tray ceiling
  - Jetted tub
  - Expanded shower with frameless door
  - New granite, sinks and faucets
- LOWER LEVEL**
- 9 Foot ceilings
  - Home theater room
    - > 100 inch screen
    - > 1080P 3D projection system
    - > 5.1 Surround sound system
    - > Theater seating
  - Exercise room on separate HVAC zone
  - Recreation room with wet bar rough-in
  - Custom shadow box and chair trim in Rec. room
  - Large storage room
  - Utility room with secondary washer/dryer
  - Walk-up exit to backyard
- OTHER UPGRADES**
- Icynene foam insulated walls
    - > Draft protection
    - > Vapor barrier
    - > Improved structural integrity
    - > Noise barrier
    - > Reduced allergens
  - UV Window Protection film throughout
  - Main level high efficiency HVAC system replaced 2016
  - 80 Gallon water heater replaced 2016
  - Whole house dehumidifier
  - Insulated garage doors
  - Garage utility sink in expanded garage

