

6096 Misty Ridge Road Broad Run, VA 20137

Features & Updates

Interior:

- Main level converted to open floor plan with huge family room, eat-in kitchen, fireplace, wood stove, and gorgeous area overlooking the backyard, pool, & deck
- Gorgeous crown molding throughout the home
- Upstairs kitchen completely updated, with granite countertops & newer stainless-steel appliances. Brand new fridge!
- Updated primary bathroom & full bath on upper level, half bath on main level
- Most windows replaced throughout
- 3 wood-burning fireplaces
- Ensuite added to basement with full kitchen & laundry
- Laundry hook ups available in basement and upstairs (room for stackable)
- Two attached TVs convey with the sale
- 2-zone HVAC system, main level approx. 15 years old (Trane), upstairs replaced 5-6 years ago (Carrier), serviced twice per year
- Hot water heater replaced in past 5-6 years

Exterior:

- 3 car garage with brand new garage doors (9'W x 8'H)
- Siding, gutters, and chimneys serviced winter of 2021
- New well pump installed 2020
- New roof front slope of house (remaining roof approx. 10 years old)
- Septic pumped & inspected approx. 4 years ago
- Professional landscaping and extensive exterior lighting
- Expansive three-level deck, with patio underneath
- Inground pool (closed for past two years, but in perfect working condition at that time)
- Hot tub
- Video surveillance (all equipment conveys)
- 20x10 shed (approximate size)
- 10x15 shed (approximate size)
- 12.62 acres total, with approximately 1.5-2 acres lawn, and 2 additional small clearings back in the woods
- No HOA. There is a Road Maintenance agreement (\$600/yr), and the community is currently in the process of repaving roads leading to property

