



# CHARLESTON MODEL

Welcome yourself home to this charming Charleston model in the premier estate community. Fortunes Landing is a 315-acre estate neighborhood in Spotsylvania County. This secluded community is situated along the Ni River Reservoir and boasts 49 stunning single-family residents. Offering residents a range of activities and amenities to unplug, relax, and reconnect with friends and family. Whether that be walking or biking along paved recreational trails, canoeing or kayaking, or spending quiet meditation time along the natural banks of the reservoir.



3 Levels



4 Beds



5.5 Bath



3 Garage



3,452 SqFT



8537 Highclere Lane  
Spotsylvania, VA 23024



\$1,189,165



# INCLUDED FEATURES



Our charming Charleston Model located on a wooded 5.24 Acre Lot in Fortunes Landing. Featuring an Upgraded 3 Car Garage and a 90' Setback! Enjoy an open-concept layout with a Playroom and Office on the Main Level. The Owner's Suite; located on the Upper Level with 3 Bedrooms and 3 Baths to accompany the bedrooms. The Laundry; also located on the Upper Level for convenient access to the bedrooms. The Great Room, Dining, and Breakfast Nook - perfect for hosting. A beautiful Gourmet Kitchen with an extensive island, Whirlpool Stainless Steel Appliances, and 42" Maple Cabinetry. A Walkup Basement; Rec Room, Full Bath, and 5th Bedroom to complete the package. Options to add on a Deck. **PRICE AND OPTIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PHOTOS ARE FOR ILLUSTRATIVE PURPOSES.**



**Contact Kaylee Browning**  
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