



# 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



4,876 SqFT



8537 Highclere Lane  
Spotsylvania, VA 23024



\$1,198,400



# INCLUDED FEATURES



Our charming Charleston Model, situated on a scenic 5.24-acre wooded lot in Fortunes Landing, offers a perfect blend of elegance and functionality. Featuring an upgraded 3-car garage and a 90' setback, this home provides both space and privacy. The open-concept design includes a playroom and office on the main level, ideal for both work and relaxation. The Owner's Suite is located on the upper level, along with 3 additional bedrooms and 3 baths, providing plenty of space for family and guests. The convenient upper-level laundry room ensures easy access from the bedrooms. Entertaining is a breeze with the Great Room, Dining Room, and Breakfast Nook—perfect for gatherings of any size. The gourmet kitchen boasts an expansive island, KitchenAid appliances, and 42" maple cabinetry, offering both style and functionality. In addition, a beautiful deck with stairs provides seamless access to the backyard, extending the living space outdoors. The walk-up basement features a spacious Rec room, Full Bath, and Den, completing this exceptional home.

**PRICE AND OPTIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PHOTOS ARE FOR ILLUSTRATIVE PURPOSES.**



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