



Simply Home  
We Build Beautiful

# WALNUT GROVE MODEL

Experience the pinnacle of luxury living. The Walnut Grove is more than a home; it is a statement of extraordinary taste and refined living. Nestled back almost 150 feet into your wooded 3.9 acre homesite, you'll enjoy the much sought after peace and tranquility. Seller concessions may be available to qualified buyers through our preferred lender. To further personalize your Walnut Grove or other models, explore the builder's range of optional features designed to elevate your lifestyle.



3 Levels



5 Beds



4.5 Bath



3 Garage



3,645 SqFT



103 Wateredge Lane  
Fredericksburg, VA 22406



\$1,429,000



# INCLUDED FEATURES



Immerse yourself in the epitome of refined living at The Walnut Grove, a masterpiece meticulously crafted by Simply Home. This extraordinary five-bedroom, five-bathroom residence is a testament to unparalleled craftsmanship and luxurious design. The main level is a harmonious blend of elegance and functionality. A grand two-story living room, bathed in natural light through expansive sliding doors, invites both intimate gatherings and grand entertaining. The gourmet kitchen, a culinary enthusiast's haven, seamlessly transitions into a sun-drenched sunroom, perfect for morning coffee or al fresco dining. Retreat to the opulent owner's suite, a private sanctuary adorned with a bay window and soaring ceilings. A formal dining room, ideal for special occasions, a dedicated study for focused work, and a screened-in porch complete the main level's unparalleled lifestyle. Upstairs, four generously proportioned bedrooms and three elegant bathrooms offer comfort and privacy for family and guests. The walk-out basement is a versatile space designed for entertainment and relaxation. A recreation room, illuminated by large-panel sliding doors, opens up to endless possibilities. Unwind in the cozy den or explore the potential of the flexible playroom, which can effortlessly be transformed into a sixth bedroom and full bathroom. Clad in exquisite Hardie Plank siding and accented by stunning stonework, the Walnut Grove commands attention. A three-car garage provides ample space for your vehicles. PRICE AND OPTIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PHOTOS ARE FOR ILLUSTRATIVE PURPOSES.



**Contact Kaylee Browning**  
*Sales, Marketing, Settlement Representative*  
**540.706.3265**



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