



***Picture is not the subject property, but is a similar elevation with similar finishes***

**New Construction – Custom Home – The Lexington**

**9835 Thoroughbred Rd. Warrenton, VA. -- BROOKSIDE**

**\*\*\*Move in ready Spring/Summer '25\*\*\***

- Beautiful ½ acre + Lot in Brookside!
- 5 Bedrooms and 4 ½ Bathrooms (incl. main level bedroom/bath suite)
- Finished basement with rec room, 6<sup>th</sup> bedroom/bathroom suite, wet bar
- Front Porch with metal roof
- Custom kitchen with large pantry, upgraded cabinets and quartz counters
- Gourmet appliances with double oven, 36" propane cook top and hood
- Large Sunroom with 6 windows and sliding glass door leading to 16 X 12 trex deck
- Luxury all tile master bath with frameless glass shower door and free standing tub
- Engineered Hardwood Floors on main level
- Upgraded craftsman trim package
- 9 foot ceilings on main level and in basement
- Large 3 car garage
- Amenities including pools, courts and 7 + miles of paved trails

**\$1,250,000**