



Picture is not the subject property, but is similar elevation and finishes

New Construction – Custom Home – WILMINGTON II

9831 Thoroughbred Rd., Warrenton VA.

****Move in ready by Summer '25****

- Spacious ½ acre + lot in beautiful Brookside with pools, trails and other amenities!
- 3 spacious bedrooms, 3 ½ bathrooms – ALL ON MAIN LEVEL - +/- 2800 s.f.
- FINISHED BASEMENT: study, rec room (with ½ bath), bed/bath suite, wet bar ~ 1600 s.f.
- 10' ceilings and vaulted areas on main level with 8' solid core doors
- Bright sunroom with 6 windows and sliding glass door leading to 16 X 12 trex deck
- Large, covered front porch with slate surface and stone front water table
- Spacious 3 car garage
- Upgraded kitchen cabinets and quartz counters throughout
- Gourmet appliances with double oven, 36" propane cook top and hood
- Luxury all tile master bath with frameless glass shower door
- Custom Hardwood floors on the main level
- Vaulted ceilings to 14' on the main level, tray ceiling in master bedroom
- Propane fireplace with stone veneer surround and custom rustic wood mantle
- Upgraded craftsman trim package
- Large walk-in kitchen pantry with window and custom cabinets
- Butlers pantry with custom glass cabinets and wine/beverage fridge

\$1,210,000