

REAL ESTATE

AUCTION

Click for
Virtual Tour

Wed, June 29 at 12:30PM



Stunning Home on 12 Acres



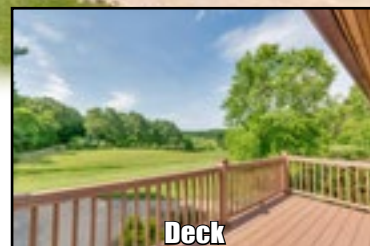
Library



Living Room



Kitchen



Deck

273 OAK DALE LANE • STUARTS DRAFT, VA (AUGUSTA CO.)

Beautiful Shenandoah Valley Estate

- 5,190 sq.ft., 4 bedroom, 3 bath custom home packed with features and luxurious amenities
- 12[±] beautiful acres (horses permitted) with extensive landscaping, organic garden (blueberries, blackberries, grapes, plum trees, cherry trees, raised vegetable beds), and scenic mountain views
- Peaceful setting on private road
- Wonderful open concept layout with plenty of indoor and outdoor living space highlighted by vaulted ceilings, warm woods, quality finishes, and plenty of windows to take in the views
- The home is well insulated with numerous energy efficient features including Pella Low E windows and dual zone geothermal heat pump
- Some of the great features include high quality distressed hickory wood floors, tiled baths, built-in library shelving w/ ladder, quartz kitchen counter,

custom cabinets, composite decking, screen porch, specially crafted wet bar, and lots of storage

- Main level bedroom and bath
- 2-car attached garage
- Utility shed 24'x20' w/ garage door
- Wired for generator back up
- Covenants and Restrictions (available online)
- Qualifies for the Augusta County Family Member Exemption (FME)
- Great location 20min from Staunton, 15min from Waynesboro, 35min from Lexington, and 45min from Harrisonburg and Charlottesville
- For qualified buyers, owner will consider some second mortgage financing

PREVIEWS

- Sunday, June 5 from 12-2 PM
- Sunday, June 12 from 12-2 PM
- Thursday, June 16 from 4-6 PM
- Sunday, June 26 from 12-2 PM
- Day of sale beginning at 11:30 AM
- Or by appointment

DIRECTIONS

From Waynesboro, US-340S 10mi to LEFT at stop light onto Indian Ridge Rd (657). 1/2mi continue straight on Offitter Rd. 3/4mi to RIGHT on Cold Springs Road (608). 3/4mi to RIGHT on Oak Dale Ln. Follow Oak Dale Lane to the right. 273 is the cedar house on the hill to the right.

REAL ESTATE AGENTS: 2.5% Commission Available

TERMS: 10% deposit day of sale by cash or check. Balance due on or about 30 days. 5% buyer's premium. Owner is a licensed real estate broker in Virginia. Complete terms online.

Complete details at TRFAuctions.com

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TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

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BEAUTIFUL SHENANDOAH VALLEY SETTING



DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRF Auctions.com