

31 Oventop Mountain

\$549,000

Rappahannock County

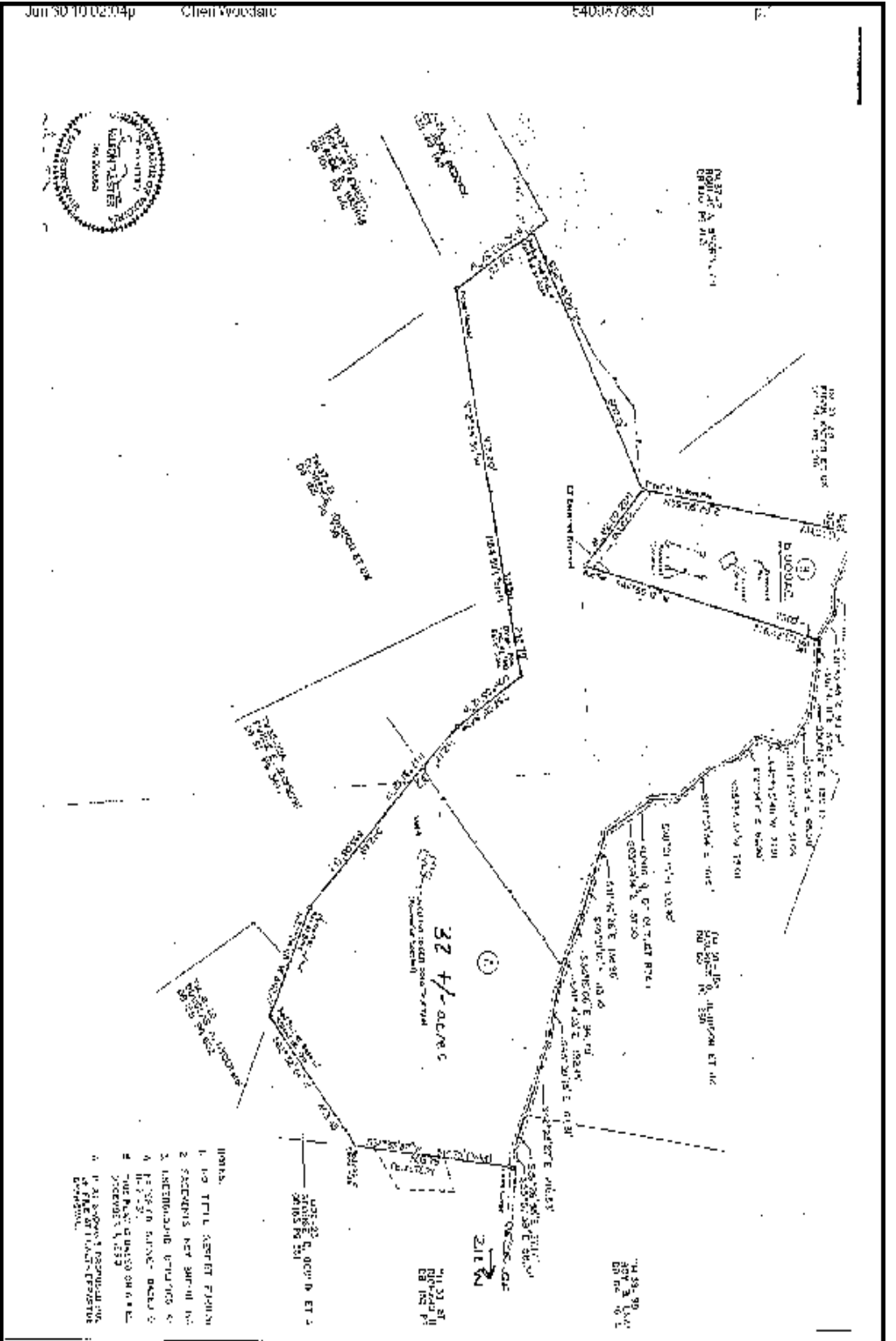
This 32 +/- acre secluded retreat sits atop Sperryville's Oventop Mountain and offers the perfect blend of privacy and convenience with terrific views of the Blue Ridge Mountains. Situated halfway between the town of Sperryville and the entrance to the Shenandoah National Park, this hiker's paradise offers an expansive and well-landscaped lawn in the front with ascending woods in the rear. The property offers a variety of terrain ranging from rock outcroppings near the entrance to gently-rolling valleys and hills complete with perpetual springs and mature forests. This 2538 (approx.) square foot vinyl sided home features well-manicured gardens near the front entrance as well as detailed landscaping along the length of the driveway, culminating in a landscaped garden island and circular driveway near the front entrance and garage.

The interior of the home matches the surrounding land in both detail and appearance. The centerpiece of this 3 bedroom, 2 full bath home is a massive brick archway covering a gas fireplace which abuts the foyer, living room, and dining room. Wood floors are featured throughout the entire home and tile in the kitchen. From both the living room and dining room there is access to two back decks complete with hot tub and wonderful views of the Shenandoah Valley as well as the sloping front lawn and driveway. The home also features a fully finished entertainment/office room converted from the home's original garage which lets in plenty of sunlight. A sunroom lies just off the dining room and takes in the spectacular view over Sperryville and the surrounding countryside. A large 2 car garage and storage shed provide plenty of room to store your mowers, tractors and cars.

This home was built in 1996 and has been excellently maintained and is in mint condition. You won't have to do a thing to it except to bring your toothbrush and move right in! This home, priced at \$549,000, is a great value as the current tax assessment on the home is \$684,000. The 32 +/- acreage is currently in the Rappahannock County land use program which allows quite a bit of saving on the real estate taxes.



This information is believed accurate but not guaranteed.



- NOTES:
1. NO TITLE INSURETY POLICY
 2. FACED BY REV. SHIP-111-111
 3. INTERIOR BLDG. - 111-111-111
 4. 111-111-111 - 111-111-111
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