

# Ranch/Rambler, Detached - LIGNUM, VA



Lot 2 Batna Road, Lignum, VA, 22726

Offered at \$459,900

TO BE BUILT ON 7+ ACRES WITH EASY ACCESS TO RT 3. MAKES COMMUTING BOTH EAST AND WEST A BREEZE. HANDSOME , ONE LEVEL HOME WITH FULL UNFINISHED BASEMENT WITH RI PLUMBING FOR FUTURE BATH AND 2 CAR GARAGE. HOME OFFERS A SPLIT BEDROOM PLAN WITH PRIMARY BR ON ONE SIDE OF THE HOME AND THE OTHER TWO BR'S ON THE OPPOSITE SIDE. BUILDER OFFERS SOME VARIATIONS OF THIS FLOOR PLAN AND HAS OTHER MODELS PRICED, "SEE VIEW DOCS" THAT MAY BE BUILT, TURN KEY, ON THIS LOT. ALL OTHER PLANS PRICED UPON REQUEST. NOTE; PHOTOS SHOWN HERE OF THE MADISON PLAN AND SOME OF THE FEATURES SHOWN MAY NOT BE STANDARD. STANDARD FEATURES INCLUDED WITH MAPLE CABINETS, GRANITE COUNTERTOPS WITH BLANCO DIAMOND SINK, RECESSED LIGHTNING IN THE KITCHEN, CENTER ISLAND, LVP FLOORING IN KTITCHEN, EATING AREA, FOYER, BATHS AND LAUNDRY ROOM, CERTAINTED 30 YR ARCH ROOF SHINGLES, LANDSCAPING AND MORE. BUILDER OFFERS \$3,500.00 TO BUYER TOWARDS CLOSING COSTS AT SETTLEMENT IF THE BUYER USES A PREFERRED LENDER AND PREFERRED TITLE COMPANY. ASK AN AGENT FOR THE WEBSITE. ENERGY CONCIIOUS BUILDER. WE HAVE HOMES UNDER CONSTRUCTION YOU CAN VIEW. COME TAKE A LOOK YOU WILL BE GLAD YOU DID.

3 Bedrooms
2 Bathrooms
1,409 sqft
7.13 acre (lot size)
Built: 2022



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