



Simply Home  
We Build Beautiful

# WALNUT GROVE MODEL

Experience Fortunes Landing situated along the scenic Ni River Reservoir! UNDER CONSTRUCTION! Call now to customize your selections and ask about our Builder's Incentive - Thermador Appliances! Welcome yourself home to this charming Walnut Grove model in the premier estate community - Fortunes Landing loaded with upgrades. Nestled back almost 320 feet into your wooded 5.34 acre homesite, you'll enjoy the much sought after peace and tranquility.



3 Levels



6 Beds



5.5 Bath



3 Garage



3,654 SqFT



10772 Downton Ave  
Spotsylvania, VA 23024



\$1,418,605



# INCLUDED FEATURES



You'll love the open concept Kitchen with over-sized 8FT island and Thermador appliances complete with granite countertops and 42" Maple cabinetry with crown molding. The 4-panel sliding glass doors are sure to please as you step out on your Trex deck – perfect for outdoor dining and serving conveniently from the Kitchen. The owner's suite is complemented by a luxurious bath that includes a tiled spa size shower, separate vanities, and a free-standing soaking tub. Additional upgrades include a coffered ceiling (Great Room), Owner's suite bay window, Tray Ceiling (Dining Room), Flagstone front porch and stairs, and 3-car garage and upgraded Hardwood in Owners Suite and Library! Also included is an elegantly Finished Basement with recreation room, 12'x6' 8" 4 panel sliding doors, bedroom with walk in closet, full bath, home office, media room and walk out to rear yard. This stunning home is located in an exquisite large acreage estate community conveniently located only 20 minutes from popular dining and shopping. Fortunes Landing is a 315-acre estate neighborhood in Spotsylvania County. **PRICE AND OPTIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PHOTOS ARE FOR ILLUSTRATIVE PURPOSES.**



**Contact Kaylee Browning**  
*Sales, Marketing, Settlement Representative*  
**540.706.3265**



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