



PARKER
PROPERTIES, INC.

Presents —

17107 Chisholm Trail
\$675,000



On 10 Acres in Rockville, Hanover County

Thoughtfully designed & privately sited at the top of the hill, this custom 5 bedroom, 4 1/2 bath home has something for everyone, from the gourmet kitchen to the salt water pool, basement rec room, paved drive, Hardiplank siding, & 2-car garage. Your own retreat ten minutes from Short Pump!



Vaulted family room w/gas fireplace



Formal dining room



Granite, SubZero, Bosch, gas cooktop



2-story walk-out rec room



Covered patio outside rec room



Diving salt water pool w/spa

See more at: www.GoochlandHomes.com



Exterior Features

- Garage 2-car, attached
- Patio 14'x17', pavers, 2 ceiling fans
- Pool approx. 40x20, salt water, spa, diving board.
- Grilling Porch

Additional Information

- Year Built:** 2000 by Wedgewood Properties
- Sq. Ft.:** 4,775
- Water/Sewer:** Deep well & conventional septic system
- Heating/Cooling:** Two heat pump systems.
- Siding:** Hardiplank.
- Taxes:** \$4,724 in 2015
- HOA:** \$400 annual fee
- Extras:** Central vacuum, security system, Intercom & speaker system.

Approximate Room Sizes and Features

First floor: *Hardwood floors unless otherwise indicated., 9' ceilings.*

- Foyer 18'5"x6" Open stairways to basement & upstairs.
- Office/Parlor 11'x10'5" French doors from foyer
- Great Room 22'x21'7" Prefinished floors, vaulted ceiling, gas FP, 2 skylites, side porch
- Dining Room 14'7"x12'5" Crown & chair rail,
- Kitchen 34'4"x14'5" Granite counters & island, stainless Bosch DW, SubZero, & Thermador double ovens w/convection, Dacor 6-burner gas cooktop, wine cooler, walk-in pantry, prep sink, fireplace in dining area, butler's pantry, open to rec room below.
- Powder Room Pedestal sink.

Second floor: *All bedrooms are carpeted, also 9' ceilings.*

- Loft Area 11'1"x10'9" Open to foyer below, crown molding
- Owners' Bedroom 16'x14'5" Walk-in closet
- Owners' Bathroom Ceramic, double vanity, jetted tub, separate shower
- Rear Corner BR 14'5"x13'5" Two closets, private access to hall bath.
- Front Center BR 14'8"x12' Shared bath
- Front End BR 13'6"x13' Walk-in closet, shared bath.
- Laundry Room 6'x8' Utility sink, shelves & storage racks

Basement

- Rec Room 28'5"x15'6" 2-story, patio door.
- Office 15'10"x9'9" Now used as guest bedroom
- Full Bath Ceramic floor, chest w/bowl vanity, tub/shower.

Schools: South Anna Elementary, Liberty Middle, Patrick Henry High



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