

## 53 Brownings Cove Special Features and Upgrades

### ***Exterior Features***

- Custom-built, meticulously maintained home with incredible mountain views in Shipman.
- Enjoy the proximity to the Tye and James Rivers, Wintergreen Resort, Wineries and everything else Nelson County has to offer.
- Acres of rolling cleared land offer multitude of possibilities.
- Large front and rear covered porches to enjoy nature from every vantage point.
- Concrete paver patio is the perfect spot for grilling.
- Raised bed garden area with multiple gardens is surrounded by a picket fence to keep hungry animals away.
- Exterior trim on main house and carriage house has all been freshly painted (2023).
- Large two car garage at main house offers extra space for storage.
- Stargaze from the second level deck of the carriage house.
- Carriage house includes one car garage with extra storage space.

### ***Interior Features***

- Engineered, dark stained, scraped hardwood floors gleam throughout this home.
- All interior walls, doors and trim have been freshly painted.
- Custom shades and ceiling fans help keep the home comfortable and bills low year-round.
- Open main level floor plan with high ceilings, light filled rooms, and incredible views from every window.
- Kitchen features white cabinets, granite countertops, large island with seating, and stainless-steel appliances.
- Great room features a gas fireplace and ceiling fan, opens to beautiful rear porch, and includes space for an eat-in dining area if desired.
- Large dining/sunroom with walls of windows on both sides of the room is the perfect spot to gather for brunch or to snuggle up by the gas stove with a book in the sunshine.
- Main level owner's suite features access to the rear porch, two large closets and a spa-like ensuite bathroom. You will love the double sink vanity, walk in shower with frameless glass and claw-foot soaking tub.
- Laundry room and half bath on main level of the home for convenience.
- Upstairs, two large bedrooms with dormer windows and large closets share a full hall bathroom with tub/shower combo.
- Dependency has been used by owners as an apartment, but it is not permitted as such. Dependency features large open studio room/bedroom with ceiling fan, sink, and storage cabinets, walk-in closet, plus full bathroom with shower stall.
- Over 250 sqft of storage/flex space on second floor of dependency.



Info on this sheet is provided by current owners and is believed to be accurate but is not guaranteed.