

Status: ACTIVE
List Price: \$6,850,000
Ownership: Fee Simple - Sale
BR/FB/HB: 4/4/0
Lot AC/SF: 464.00/20,211,840.00
Lvls/Fpls: 3 / 3
Tot Fin SF: 4200
Tax Living Area:
Year Built: 1992
Total Tax: \$8,111
Tax Yr: 2010
Ground Rent:
Style: Other
Type: Detached



Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub:
Adv. Sub: Pohick Farm
Model:

HOA Fee: /
C/C Fee: /
Condo/Coop Proj Name:

ADC Map: 11K4

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	1	2	0	1	0	ES: W.G. COLEMAN
FB:	4	1	2	0	1	0	MS: MARSHALL
HB:	0	0	0	0	0	0	HS: FAUQUIER

Master Bdrm:	18 x 16	Main	Fifth Bdrm:		Rec Rm:		Othr Rm 3:	
Master Bdrm 2:			Living Rm:	21 x 16	Main	Den:	19 x 12	Main
First Bdrm:			Dining Rm:	12 x 12	Main	Library:	16 x 14	Lower 1
Second Bdrm:	15 x 15	Lower 1	Kitchen:	20 x 16	Main	Sitting:	17 x 13	Upper 1
Third Bdrm:	15 x 12	Upper 1	Brkfast Rm:			Othr Rm 1:	17 x 12	Lower 1
Fourth Bdrm:	19 x 11	Upper 1	Family Rm:	23 x 12	Lower 1	Othr Rm 2:		

Exterior: Balcony, Barbed Fence, Deck, Decks - Multiple, Flood

Exposure: Mountain View, Pastoral View, Scenic Vista

Exterior Const: Cedar Siding, Concrete/Block, Stucco, Wood

Roofing:

Other Structures: Above Grade, Barn/Stable, Cabana/Pool Hse, Guest House, Shed, Tenant House, Barn, Storage Barn/Shed, Machine

Lot Desc: Additional Lot(s), Landscaping, Lot Premium, Partly Wooded, Pond, Stream/creek, Trees/Wooded

Basement: Yes, Daylight, Full, Front Entrance, Full, Fully Finished, Heated, Improved, Rear Entrance, Walkout Level, Walkout Stair

Parking: DW - Circular, Gravel Driveway

Gar/Crpt/Assgd Spaces: //

Heating System: Central, Energy Star Heating System, Forced A

Heating Fuel: Bottled Gas/Prop, Central, Electric

Water: Filter, Well, Well-Shared

Hot Water: 60+ Gallon Tank, Electric, Instant Hot Water

Cooling System: Attic Fan, Central A/C, Energy Star Cooling Sy

Cooling Fuel: Electric

Sewer/Septic: Sept=# of BR, Septic

Soil Type: Clay, Soil Study Avail

Appliances: Dishwasher, Dryer, Energy Star Appliances, Exhaust Fan, Icemaker, Microwave, Oven-SCC, Oven/Range-Gas, Range hood, Refrigerator, Stove, Washer, Water Conditioner, Water dispenser

Amenities: Bath Ceramic Tile, Built-in Bookcases, Built-in China Cabinet, Chair Railing, Crown Molding, Entry Lvl BR, FP Mantels, MBR-BA Full, Shades/Blinds, Walk-in Closet(s), Washer/Dryer Hookup, Wood Floors

HOA/C Amenities:

Tillable AC: 200.00

Fenced AC: 464.00

Pasture AC: 200.

Wood AC: 220.00

Tenant Dwellings: 1

#Silos:

Best Use:

Remarks: Historic 464-acre farm 2 mi. to Rte. 66 (1HR DC) in sought after Fauquier County; one-of-a-kind pastoral hill-top setting; dramatic private postcard private valley views of Cobbler Mtns; 4-lot plat in cons. easement (see Farm remarks); gorgeous custom residence, pool, poolhouse, guest/tenant cottage, pond. Ideal for horses; cattle, hay, row crops, vineyards. Leeds Manor HD.

Directions: Rte 66(E) Exit 23, Delaplane (Rte 17), 1/2 mi. left Rte 55. 1/4 mile before overpass bear right. Down hill, duck under Rte 66, top of rise, left Carrington (Rte 729). 2 miles on right, board fence, sign "Pohick Farm."

Listing Co: Sheridan-Mac Mahon Ltd., SHM1

List Date: 14-Jun-2011

DOM-MLS/Prop: 127/154