

# 416 Graphite Trail, Chesapeake, VA



## SPECIAL FEATURES

### LOVELY PROPERTY IN A FABULOUS NEIGHBORHOOD

- Corner Lot in desirable Fieldstone Community, on a serene pond and fountain with green-space located in a **no-flood zone**
- Newly constructed 4' white vinyl fence surrounds the property with 3 gates
- Built-In Irrigation System on private well to water your yard for FREE

### TECHNOLOGY FEATURES - IDEAL FOR MULTIPLE HOME OFFICES

- Set up for secure and high-speed connections so multiple users can work from home simultaneously
- Fiber Optic wiring directly from street to house (not connected by simple cable) and wired for Cox 5G 365
- Security system, wired for surround sound, **smart-house** features (security system, thermostats, irrigation)
- **Kill switch** in primary bedroom instantaneously shuts off Wi-Fi throughout the house

### INTERIOR FEATURES

- Open floor plan with 9' ceilings & craftsman trim throughout, crown molding throughout first floor
- Several doors are over 32" wide (suitable for a wheelchair).
- Enjoy TWO private Home Offices plus Sitting Room off front door — perfect for office.
- All bedrooms have attached bathroom.
- Eat-In Kitchen with breakfast bar, soft-close cabinets/drawers, leathered-granite countertops, walk-in pantry
- All top-grade GE SS Appliances include Cafe Series French-door refrigerator, 5-burner gas stove, 100% SS interior dishwasher, microwave, disposal
- Large inviting Family Room with gas fireplace with black granite surround
- Primary bedroom on first floor with huge walk-in closet and gorgeous en suite bathroom with custom 2-person tub
- Large Finished Room over Garage AND a separate Bonus room — perfect for an in-law suite, media room, office, workout room, or playroom
- Bonus room ideal for visiting family, teenager hang-out, crafts, yoga, meditation, remote office space
- Several rooms Pre-Wired for ceiling fans and surround sound
- Low utility bills thanks to TEC-SHIELD insulation, tankless water heater and many other efficient upgrades



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