



11404 Bacon Race Road, Woodbridge, VA 22192

Custom Q-3 Morgan Model

Come see this beautiful 2.5 acre lot conveniently located off Bacon Race Road in Prince William County! This custom home plan to be built features 6 bedrooms, 4 ½ baths and includes a main level guest suite, large home office and a 3 car side load garage.

Viewings by appointment only. Priced at \$1,190,000.00

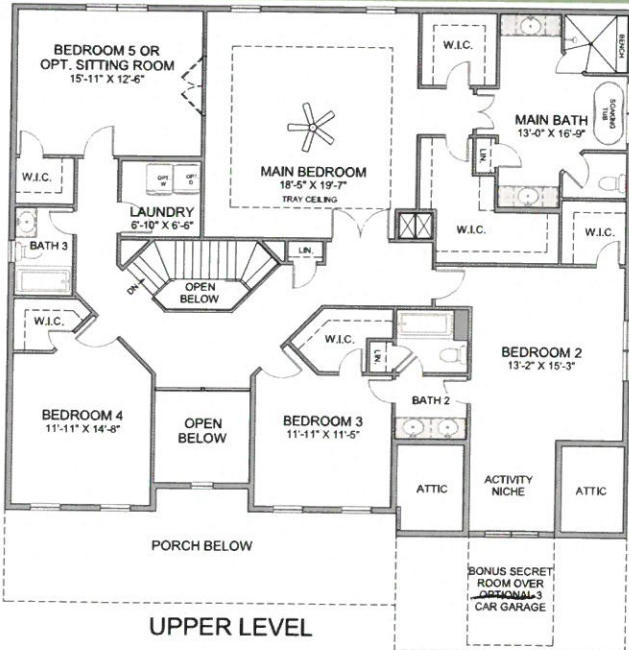
#### Custom Home Features

- 6 Bedroom, 4 ½ Bath Home with main level Guest Suite and 3 Car Side Load Garage
- Beautiful Exterior Elevation with maintenance free Vinyl Shake and Board n Batton Siding
- Cultured Stone to grade and Custom Entry Door
- Family Room with faux Wood Beams and Ceiling Fan
- Mud Room off Garage with Bench, Cubbies and Hooks
- Tray Ceiling with Fan in Master Bedroom
- Two large walk-in Closets in Main Bedroom
- 9" Foundation Walls in Full unfinished walk out Basement with Rough in for future Full Bath
- Efficient LVP Flooring on Main Floor and upper Laundry
- Upgraded Carpet and Pad on full Upper Level except Baths and Laundry Room
- Beautiful hand finished Oak Stairs with Carpet Runner
- White Shaker Kitchen Cabinetry to Ceiling with Sage Island & Butler's Pantry
- Gas Cooktop with Custom Wood Range Hood
- Stainless Steel Appliances with Double wall Oven and Microwave Drawer
- Beautiful Quartz Countertops in Kitchen and Butler's Pantry
- Custom Sliding Door into Pantry/Mud Room
- Custom Arched Niche with Bookcase and upper shelving in Home Office
- Luxurious Main Bath including Pedestal Tub and separate Shower
- Convenient Upper Floor Laundry Room with LVP Flooring
- Upgraded Trim Package with Crown Molding in Foyer, Home Office and Dining Room
- Custom Shadowbox Molding in Dining Room with Wall Sconces
- Upgraded Ceramic Tile with Tile to Ceilings and Widespread Faucets in all Bathrooms
- Structured Wiring Package and Security System Prewire
- Double Low E Vinyl Windows
- 2 x 6 Exterior Wall Construction with R19 Exterior Insulation
- 14 Seer HVAC System with Sealed Ductwork
- Paved Driveway and custom Landscaping
- Flood Lights off Rear Main Bedroom

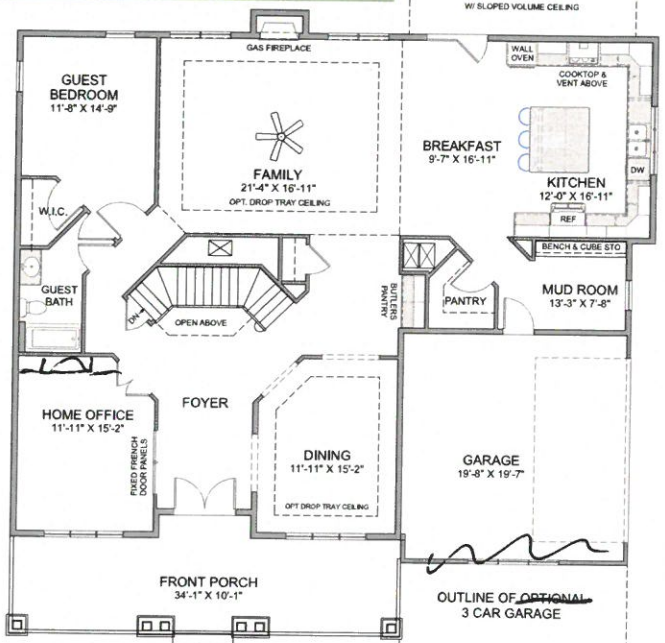
Call Diane Moser at 703-346-1729 for more information!



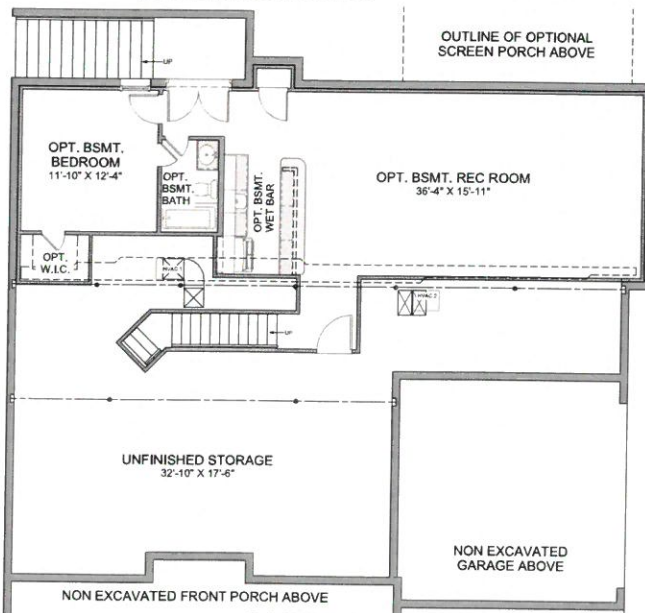
OUTLINE OF OPT. 20'x12'  
SCREENED PORCH  
W/ SLOPED VOLUME CEILING



UPPER LEVEL



MAIN LEVEL



BASEMENT

APPROXIMATE AREAS	
MAIN LEVEL LIVING	2045 SF
UPPER LEVEL LIVING	2178 SF
FINISHED BSMT	1039 SF
UNFINISHED BSMT	1006 SF
GARAGE	400 SF
FRONT PORCH	292 SF
TOTAL AREA	6960 SF
OPT. REAR PORCH	+240 SF
OPT. 3 CAR	+200 SF
OPT. BONUS / 3 CAR	+75 SF
TOTAL AREA	7475 SF



13662 Office Place, Suite 201  
Woodbridge, VA 22192  
703-551-0043 x 103 - www.qchllc.com

**THE MORGAN**  
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