



# CHERI WOODARD REALTY

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[www.cheriwoodard.com](http://www.cheriwoodard.com)

## Black Bear Crossing

184 Clark Lane  
Washington, Virginia  
21 Acres

### Interior Features

#### Technology

- Dish Network
- Internet Service Provided by Piedmont Broadband
- Good Cell Service with most carriers
- Four Phone Lines
- NuTone Whole House Music and Intercom System

#### General Features

- Two Zoned HVAC system
  - Heat pumps powered by buried propane tank (owned)
  - Center air conditioning
  - HVAC System is Programable and is WiFi Enabled for Remote Operating
  - Eleven Ceiling fans
  - Whole House Fan
- Eighty Gallon Capacity hot water heater
- Holtzman Propane Serviced System and Upgraded Equipment July 2017.
- Alarm System with Carbon Monoxide and Smoke Detectors
- Whole-house Water Filter
- Double Pane Anderson Energy Efficient Windows
- Central Vacuum Cleaner
- Hardwood Floors
- 80-Gallon Water Heater
- Main Level Laundry Room
- Main Level Half Bath

## Main Level

### Living Room

- Open floor plan with soaring ceilings and a wall of windows
- Living Room with gas-burning fireplace flows into kitchen and rear porch
- Field Stone Gas Fire Place

### Kitchen/Dining

- Red Dragon Granite Counter Top
- Four burner Viking gas-stove with and custom exhaust hood
- GE Profile Appliances: Dual Convection Ovens, Dishwasher, Side by Side Refrigerator, Microwave
- Wine Chiller and Built-in Wine Rack
- Access to Rear Porches
- Dining Nook with Full Length Plantation Windows
- KitchenAid Disposal
- Formal Dining Room

### Guest Bedroom Suite

- Walk-in Closet
- Full Bathroom
- Private Space

## Upper Level

### Master Bedroom Suite

- Master bath has double vanities and shower enclosure
- Jacuzzi Tub
- Separate Reading Alcove
- Large Walk-in Closet
- Office Nook

### Bedroom Suite

- Large Bedroom
- Full Bathroom
- Walk-in Closet

### Lower Level

- Wet bar with sink
- Full-size pool table
- Full bathroom
- Outside access to Rear of Home
- Wood Stove

### Exterior Features

- Stone Siding
- Wrap-Around Porches
- Million Dollar Views
- Rear Patio with Virginia Blue Slate
- Privacy
- Detached, heated, Three-car Garage
- Paved Parking Pad and Driveway
- Two-Stage Driveway Announcer System
- Mature landscaping
- 1250-Foot Elevation Allows for Cooler Summers and Warmer Winters – No Mosquitos
- Distribution Box (D-Box) Replaced in 2014
- Additional Drainlines were added to the Drainfield in 2014

### Pool

- In-ground Heated Gunitite Pool (built in 2000)
- Log Cabin Pool House with Wood Stove
- New Two-stage Pool Pump and Automatic Chlorinator, Installed May 2015
- SunDeck Pool Deck and Walkway Installed in 2016