



***118 Katie Ln
Middletown***

***Price
\$385,000***

This beautiful home has been lovingly maintained by the owners since it was built in 2006, and offers a comfortable rural life style while remaining convenient to all facilities.

With a pleasant mix of contemporary and formal, the home provides 2,100 sq.ft. of single floor family living with many attractive upgrades and features, plus further flexible bonus space upstairs, taking total finished space to 2,740 sq.ft. Furthermore, there is an extensive unfinished walkout basement ready for future expansion.

In a quiet cul-de-sac of only four homes, the home sits on an attractive cleared 1 acre lot with open views in all directions.

[more details overleaf . . .



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**All information provided is believed to be accurate,
but should be independently verified**



*Smartphone users: scan the
QR code for more pictures*

118 Katie Ln, Middletown

Main Features - Inside:

- 4 bedrooms, 3 full bathrooms
- 2,740 sq.ft. of finished living space, with a full 2,100 sq.ft. on the main level
- three bedrooms on main level, including master
- high 10ft ceilings through main living areas
- vaulted ceilings in morning room and BR 2
- numerous ceiling fans, including all bedrooms
- ceramic tile floors through hallways, kitchen & morning room, and all bathrooms
- open plan great room with gas log fire
- extensive kitchen facilities, including recessed lighting, gas cooktop, built-in double oven, two pantries, and breakfast bar
- gorgeous morning room/breakfast room, streaming with light, access to back deck
- separate formal dining room
- spacious master bedroom suite features large walk-in closet, soaking tub, twin vanities, glass shower stall with tile seat
- two further good sized bedrooms on main level
- main level laundry room



- huge upper level bonus room, would make a good rec room, playroom, studio or home theater
- upper level also has 4th bedroom (with walk-in closet), and third full bathroom
- extensive unfinished walkout basement with rough-in, and over 2,000 sq.ft. of space to finish for further expansion

Main Features - Outside:

- large 2 car garage, space for storage/workbench
- 1 acre lot with plenty of cleared open space
- back deck, and fenced-in area at back & side
- quiet cul-de-sac of only four homes



Other Information:

- propane forced air heat, with central air (contract for propane delivery with Quarles)
- washer, dryer, & water treatment system convey
- wired throughout for CAT5
- 3 bedroom septic system
- easy access to I-81 (3 miles), I-66 and retail parks (4 miles), and all facilities in and around Front Royal