

## 136 Hooded Warbler Lane Special Features and Upgrades

### *Exterior Features*

- Move-in ready mountain retreat on 1.7+ secluded wooded acres located in the coveted Stoney Creek Community.
- Stoney Creek HOA includes pool and tennis/pickleball access, private fire/EMT/police services, and community center with library and event spaces.
- Minutes from Wintergreen Resort, with easy access to award winning wineries, breweries and restaurants.
- Multiple levels of expansive decks to the side and rear of the home offer year-round mountain sunrise views and spots to enjoy outdoor dining and relaxation.
- Octagonal screened porch is the perfect spot to relax on a hot day.
- Deck off primary bedroom features a hot tub - perfect after a day on the slopes.
- Attached two car garage and driveway with multiple parking areas.
- Beautifully landscaped yard features garden beds, and mature plantings for year-round color and interest.
- Private well features an updated pump.

### *Interior Features*

- Welcoming foyer invites you into this cozy cabin with hardwood floors and warm wood trim running throughout, and the abundance of glass draws the surrounding forest and mountain landscape into every room.
- The heart of the home is a soaring great room with cathedral ceilings, exposed wood beams, and floor-to-ceiling windows flanking a dramatic stone fireplace that rises the full height of the gable wall.
- The well-appointed kitchen features maple shaker cabinetry, quartz countertops, a large peninsula with gas cooktop and breakfast bar seating, double wall ovens, stainless appliances, and pendant lighting that opens to the great room and dining area.
- The study features built-in bookshelves and offers privacy with sliding glass pocket doors.
- The main-level primary suite is a true retreat, with private sitting area, French doors opening to a private deck, a generous walk-in closet, and second storage closet plus a beautifully finished en suite bath with double vanity, radiant flooring, soaking tub, and tiled walk-in shower.
- A main-level laundry room with storage, and powder room complete the primary floor.
- Upstairs, a charming loft bedroom with exposed beams, skylights, and an open overlook to the great room's stone chimney offers a serene and private sleeping space.
- The lower level accessed via a separate exterior entrance functions as a fully independent guest suite with a spacious bedroom, stone fireplace, full bath, and its own living area with wooded views and deck access. Equally suited as an in-law suite, guest quarters, or short-term rental, this level adds exceptional flexibility.



Information on this sheet is provided by homeowners and is considered accurate but not guaranteed.