





# 12440 Bluffton Ridge Ct

AT THE BLUFFTONS



-  4 Bedrooms
-  3.5 Bathrooms
-  3625 Square Feet
-  2 Car Garage

**\$1,850,000**



The Palmetto plan! A beautiful southern style lowcountry inspired design by Allison Ramsey Architects. This home is a perfect blend of elegance and comfort. Welcoming front foyer, mudroom, huge butler's pantry, cabinets galore, family room with handsome brick fireplace that extends to the fabulous eat-in chef's kitchen with center island, beamed ceiling, Sub-Zero refrigerator, Wolf stove & oven, Sub-Zero beverage fridge, quartz countertops, den. The primary en-suite offers walk-in closet, spa like bath with huge shower, double sinks. Second floor offers one ensuite bedroom, two additional bedrooms, hall bath, and sitting area to curl up with a good book. Front covered porch, screened porch with Nanawall, wood floors throughout, gorgeous detailed mouldings, and 10' high ceilings. Stunning back patio with brick fireplace, covered grilling area, a 2 car detached garage, and a side porte cochere. Convenient to Short Pump shopping and grocery stores, breweries, Rt. 288, & local Goochland restaurants. This specific home and community is a must see for latest designs and trends in the market. Only 10 featured design plans have been designed for The Blufftons.

## Features of this Home

- Beautiful southern style lowcountry inspired home
- Full masonry woodburning brick fireplace in family room with built-in cabinets with glass doors on both sides
- First floor primary bedroom features built-in shelving and spa like bath with huge shower
- NanaWall leading out to screened porch
- Cabinets all throughout the first floor of the home
- Butler's Pantry with sinks and more cabinet space
- Outdoor space with large brick fireplace and covered area for grilling
- Detached 2-car garage and porte cochere on side of home

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## FIRST FLOOR



## SECOND FLOOR

