

*One of a Kind offering in the City. Sitting on hill, this stately house in City of Fredericksburg is just off Cowan Boulevard, surrounded by 6+ acres, located just minutes to Mary Washington Hospital and Medical Campus, University Of Mary Washington, Downtown & Central Park. The front columns frame this huge all brick house, 12 foot ceilings, finished basement with granite floors, Heart of pine random plank flooring throughout, extensive crown and wall moldings and plaster walls. All walkways, 15 X 52 foot front porch, rear porch, spiral staircase, and upper portico are all slate. Plaster walls & ceilings. Staircase to upper level #3 (attic) can be finished into 900 additional square feet of space. Basement is huge with granite floors, fireplace, bathroom, and finished with lots of closet space and utility room.*

P.O. BOX 7268 FREDERICKSBURG VA 22404



LANDMARC  
REAL ESTATE



***3 Delahay Drive***  
**Fredericksburg, VA**

**4 bedrooms**  
**3 Floors &**  
**Basement**

**6.475 Acres**  
**Overall Dimension:**  
**42 x 54**



## *Front Porch*

15x54

## *First Floor*

(2260 Square Feet)

Grand Room	15 X 52
Library	15 X 15
Kitchen	12 X 22
Study	10 X 20
Dining Room	15 X 30
Pantry	4 X 5
Bathroom	1 Full
Closets	2
Fireplaces	3

*Floors—Random Width Heart of Pine*



## *Back Porches (2)*

Ground floor and Second Floor  
12x30

## *Second Floor*

(2260 Square Feet)

Master Bedroom	15 X 32
Bedroom	15 X 19
Bedroom	15 X 19
Bedroom	10 X 21
Bathroom	3 Full
Closets	4
Fireplaces	3
Laundry Room	
Large Center Hall & Staircase	

*Floors - Random Width Heart of Pine*

## *Third Floor*

(unfinished 900 Square Feet)



## *Basement*

(2260 Square feet)

General Entertaining Rooms (2)	
Utility room	16 X 18
Bathroom	1
Fireplace	1

*Granite Floors*

## *Exterior*

*Brick Walled Courtyard and Planters around pool/pond • Two Fountains Walkways and Porches • All Slate Custom iron fencing in rear with brick columns • Extensive new plantings/landscaping • Property has many old mature large oak trees and other mixed varieties • Newly Paved Winding Driveway • Slate roof with Copper Gutters and Flashing • Older pool in rear*