

17306 Kilmahew Place

Aliana Community – Stunning Village Builders **Copland Plan** on an expansive **80-ft lot**, featuring a **Tuscan-inspired stone & stucco elevation**, Mediterranean-style roof accents, and a distinctive **4-car garage with modern barn door**

- **4 Bedrooms (3 Down) | 3.5 Bathrooms**

- **Elegant Interior Design** – Cedar wood entry door with wrought iron, arched walkways, coffered ceilings, recessed lighting, and warm hardwood floors throughout main living areas

- **Home Office & Formal Dining** – Private office with double glass doors and wood coffered ceiling; formal dining with plantation shutters and abundant natural light

- **Inviting Family Room** – Wall of windows overlooking the backyard, built-in entertainment center with display cabinetry, and cast-iron gas fireplace

- **Gourmet Chef's Kitchen** – Upgraded granite countertops, curved breakfast bar, central island, designer tile backsplash, pot filler, premium cabinetry, walk-in pantry, double ovens, gas cooktop, and stylish pendant lighting

- ***Breakfast Nook** – Bright and cheerful space with charming front-yard views

- **Luxurious Primary Suite** – Tray ceilings, curved wall of windows, private patio access, spa-style bath with soaking tub, glass-enclosed shower with bench, dual vanities, and custom walk-in closet

- **Additional First-Floor Bedrooms** – Two secondary bedrooms (one ideal as craft room or second office) connected by a **Jack & Jill bath**, plus upgraded half bath and laundry room with custom built-ins

- **Upstairs Retreat** – Plush upgraded carpet, spacious game room or guest suite with full ensuite bath, and dedicated media room with surround sound

- **Resort-Style Backyard** – Over **\$35K in upgrades** including extended covered patio with tile pavers, outdoor kitchen, pergola with fireplace, cozy seating areas, scenic views, and direct garage access

- **Additional Features** – Generator (2019), full sprinkler system (front & back), rain gutters, pea gravel sidewalks

- **Prime Location** – Luxury, comfort, and timeless design in one of **Richmond's most desirable communities**