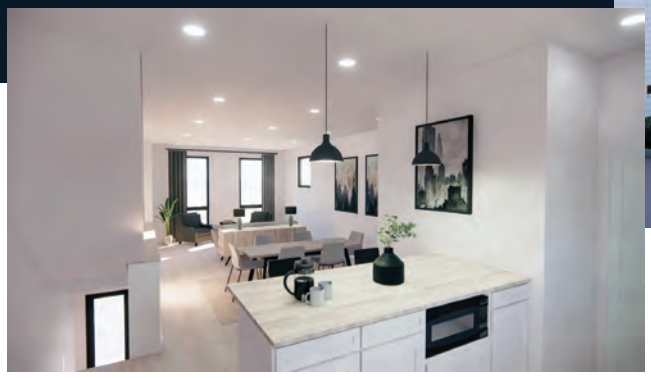
Experience unmatched convenience

PICCADILLY CIRCLE

Welcome to Piccadilly Circle, a newly built luxury home community located in the heart of Old Town Winchester, VA. A great location within walking distance to over 30 restaurants, 60 shops, and numerous historical sites and museums. Circle residents can also take advantage of nearby community playgrounds and parks.

Options Include

2,000+ Sq Ft
2 - 3 Beds
2.5 - 3.5 Baths
Private Garage
Private Parking



AT THE HEART OF OLD TOWN WINCHESTER

AIKENS GROUP
Building Strong Relationships

Piccadilly Circle

WELL-APPOINTED AND AMAZINGLY CONVENIENT,
AT THE HEART OF OLD TOWN WINCHESTER.

Options Include
2,000+ Sq Ft
2 - 3 Beds
2.5 - 3.5 Baths
Private Garage
Private Parking

Kitchen

- Aristokraft Cabinets by MasterBrand
  - Soft close drawers and doors
  - Solid Plywood
  - Dovetail Construction
  - Brushed Nickel Hardware
- Granite Countertops
- Quartz Countertop **
- Stainless steel appliances including stove, over the stove microwave, dishwasher, and refrigerator.
- Brushed nickel faucet with integrated sprayer
- Large stainless single bowl sink
- Subway tile backsplash**

Bedrooms

- Shaw Carpet Well Played - 40oz carpet with an 8oz upgraded pad
- Ceiling Fans**
- Walk-In closets

Bathrooms

- 12x24 Floor Tile
- Aristokraft Cabinets by MasterBrand
  - Comfort height cabinets
  - Brushed nickel hardware
  - Cultured marble countertops
- 3-piece tub enclosure with curved shower rod
- Brushed nickel towel and tissue hardware
- Water-efficient brushed nickel faucets
- American Standard comfort height toilets
- Kohler pedestal sinks for powder rooms
- Subway tile tub enclosure**
- Frameless mirror**

Interior

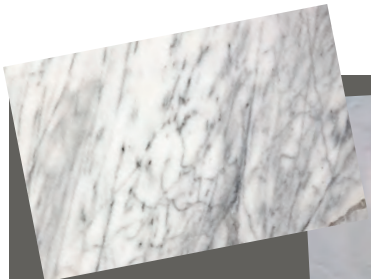
- Two Tone Interior Paint – flat wall paint and white high-gloss trim throughout
- Contemporary trim packages
- 9’ ceiling on first and second floors
- Painted two-panel interior doors
- ProPlus Luxury Vinyl Plank wood look flooring
- Engineered hardwood flooring**
- Stair Finish
  - 1st to 2nd Stained oak
  - 2nd to 3rd - Highland Crest carpet
- Wiring and blocking for wall mounted TVs**
- Programable thermostats
- Smart thermostat**
- Washer and dryer Hookups
- LED recessed lighting throughout
- Unfinished garage includes taped sheetrock
- Painted garage and Epoxy Flooring (where applicable)**
- Brushed nickel door hardware
- Brushed nickel lighting
- Insulation Rating
  - Exterior walls R-19
  - Party wall R-13
  - Attic R-9
- Closets trimmed with ventilated wire shelving
- 40 gallon water heater
- 200 amp service

Exterior

- Insulated fiberglass entry doors
- Door chime
- Deadbolt at all exterior doors
- Exterior finishes include Hardie plank and architectural panels, Brick and modern metal clad. 30 year architectural shingles
- Energy efficient low-e Anderson windows
- Exterior light at all entry and garage doors
- Water spigot at rear of home
- 2 Exterior GFI electrical receptacles
- Remote operable insulated steel overhead garage door
- Exterior Termite treatment
- OSB house wrap

*All features are subject to change based on availability at the time of construction

**Upgrade options are subject to additional fees and availability



PRESALE CUSTOMIZATIONS

When you choose your new home in early or pre-construction phases, you’ll have the option of choosing your color theme and available upgrades.

I’m Jason Aikens and I’m available to answer any questions you may have about this amazing new development. From the community to the units themselves, contact me at **(540) 667-5349** or online at **aikensgroup.com/icon**.

ICON real estate

ICON Real Estate
2 N Cameron St, Winchester, VA 22601
Mark Francis – Broker
(540) 667-5349

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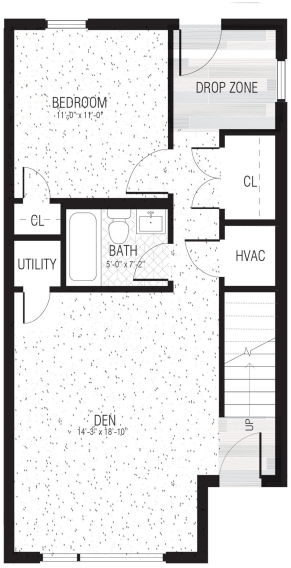
Piccadilly Circle

200 NORTH KENT ST - WINCHESTER, VIRGINIA

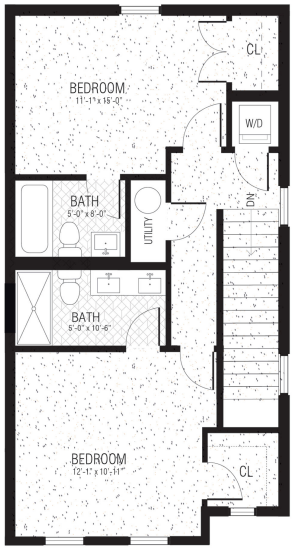
2,160 Sq Ft
3 Bedrooms
3 Full Baths
1 Half Baths
Reserved Parking

ENJOY AN OPEN AND SPACIOUS FLOORPLAN



UNIT 4
ENTRY LEVEL

SECOND LEVEL



THIRD LEVEL

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Piccadilly Circle

200 NORTH KENT ST - WINCHESTER, VIRGINIA

2,160 Sq Ft
3 Bedrooms
3 Full Baths
1 Half Baths
Reserved Parking

NEVER WONDER IF YOU AND YOUR FAMILY WILL FIND CONVENIENT PARKING

Your home features a reserved parking spot steps from your door. Shared resident parking is also provided in a convenient adjacent lot. Have friends and family coming by? They will have numerous options for nearby parking including on-street parking as well as the Kent Street parking garage located just one half block south.

UNMATCHED CONVENIENCE FOR NEW CONSTRUCTION IN OLD TOWN WINCHESTER

When you become a Piccadilly Circles resident, you will be joining a community with centuries of history. Just blocks away from George Washington's office built circa 1754, Old Town Winchester boasts countless historical exhibits for exploration. Just a few minutes walk from your front door, you'll be on the downtown walking mall where you can enjoy fantastic dining, unique shopping, and tons of entertainment.

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