



**Trilogy at Lake Frederick**  
By Shea Homes

HOUSE

110 Yellow Birch Court, Lake Frederick, VA 22630

**\$919,990 4 Beds | 4 Baths | 1 Level | 3 Garage | 3,067 Sq Ft**

55+ Home Home Includes over \$330,000 in Upgrades Premium Homesite at \$110,000 Upgraded Exterior at \$16,000 Irrigation at Front & Rear Yards Loft Walkout Basement Finished Recreation Room MLS#: VAFV2017310 , Built-In KitchenAid Gas Appliances Refrigerator & Laundry Package Upgraded Countertops Upgraded Kitchen with Signature Layout Under Cabinet Lighting Upgraded Kitchen Sink & Faucet Upgraded Front Exterior Door Rear Covered Patio , Exterior Door at Primary Bed Additional Recessed Can Lighting Upgraded Carpet Upgraded Hardwood Flooring Tile Upgrades Throughout Upgraded Insulation Fireplace at Great Room Virtual Tour is of Model, Not Actual Home