



**BERKSHIRE
HATHAWAY**
HOMESERVICES

PENFED
REALTY



6010 Saber Court
Mechanicsville, VA 23111





MOVE-IN READY CAPE COD IN THE BATTLEFIELD GREEN SUBDIVISION OF MECHANICSVILLE!

BEDROOMS

4

BATHROOMS

2

SQUARE FEET

MLS#

1,546

2522808



Welcome to 6010 Saber Court - this vinyl-sided cape style 2-story home is move-in ready and is located on a quiet cul-de-sac street. Upon entering, you are greeted with luxury vinyl floors in the living room & 2 first-floor bedrooms. The eat-in kitchen has a large bay window and walk-out access to the private rear deck & fully fenced backyard.

The first floor of the home is completed with a laundry room (washer/dryer convey) and a full hallway bathroom. Both downstairs bedrooms are flexible and could easily be a home office, nursery or playroom if needed. 2 additional carpeted bedrooms are upstairs with skylights in both and large closet spaces for storage. A second full bathroom w/ tub & shower completes the interior of the home.



The landscaped exterior of the property is highlighted with a full front porch (ready for porch swing), large rear deck & paved driveway. The oversized & fully fenced backyard is ready for pets/kids to play safely and has raised beds for gardening. The Battlefield Green HOA has ample amenities, including an outdoor community pool, sports fields, playgrounds & tennis courts.



Just minutes to restaurants & shopping nearby with some of Hanover County's top-rated schools. Easy access to 295, 95 and all major roads. Located just 20 minutes to Richmond International Airport, Short Pump & Downtown Richmond.



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Aaron Gilbert, REALTOR®

Berkshire Hathaway HomeServices PenFed Realty

Text or Call: 804-868-0080

Aaron@PenFedRealty.com

RVAExpert.com

2737 McRae Road, North Chesterfield, VA 23235

