

## Jim Duncan - www.jduncanrealestate.com - 434-242-7140



**ML:** 416070md RES S     **111 TURTLE CREEK RD (ALBEMARLE), #1, CHARLOTTESVILLE (ALBEMARLE)**     **LP:** \$155,000  
**AR:** (01) Albemarle     **Sub:** TURTLE CREEK     **SqFtF/U:** 973/0  
**BR:** 2 BA(F/H): 2/0     **Style:** 1 Story     **Acres:** 0  
**PT:** CND     **GarPrk:**     **YrBl:** 1986  
**SD:** 09/07/2005 **DOM/CDOM:**8/8     **SP:** \$162,000  
**DR:** From Emmet/Hydraulic intersection, go west on Hydraulic, Right into Turtle Creek, turn left, Building 111 is at the end.     **\$/Sqft:** \$159.30

One of the finest condos in Turtle Creek. Shaw wood floors throughout, two year old refrigerator, range, dishwasher, microwave, washer and dryer, this ground level condo is located minutes from everywhere in Charlottesville proper, yet still with Albemarle County schools and taxes! The brick fireplace warms the main room; this condo is open, bright and inviting.



**ML:** 412251my RES S     **852 BEAGLE GAP RD, CROZET**     **LP:** \$169,900  
**AR:** (01) Albemarle     **Sub:**     **SqFtF/U:** 1,045/0  
**BR:** 3 BA(F/H): 1/1     **Style:** 1 Story     **Acres:** 1.45  
**PT:** DET     **GarPrk:** Dtchd     **YrBl:** 1963  
**SD:** 06/02/2005 **DOM/CDOM:**23/23     **SP:** \$163,000  
**DR:** 250 West, right on Rt 690. go 1.5 miles, right on 691, go approx. 1/2 mile, left on Beagle Gap Rd. Home on left     **\$/Sqft:** \$162.58

Please come see this home in Western Albemarle County on almost an acre and a half! Large back yard, deck that runs the length of the house. separate workshop with electricity, hardwood floors in living room, beautiful pine paneling in living room and master bedroom. Both the full bath and half bath have been repainted and have freshly laid ceramic tile. No HOA! Home warranty being offered by owners.



**ML:** 426095m RES S     **5506 THREE NOTCH'D RD, CROZET**     **LP:** \$169,900  
**AR:** (01) Albemarle     **Sub:**     **SqFtF/U:** 1,694/0  
**BR:** 4 BA(F/H): 1/0     **Style:** 2 Story     **Acres:** 1.106  
**PT:** DET     **GarPrk:** FcsSide     **YrBl:** 1930  
**SD:** 08/31/2006 **DOM/CDOM:**63/63     **SP:** \$165,000  
**DR:** From Charlottesville, 250W, bear right onto 240, house is on the right about 1/4 mile past Conagra/Music Today.     **\$/Sqft:** \$100.30

OPEN HOUSE FOR THE PUBLIC: SUNDAY, 7/2, 1-3 pm Please stop by! Opportunity for first-time buyers, investors! Just reduced by motivated sellers! Well under \$200K in Albemarle County - Seller is offering \$5,000 towards Purchasers' closing costs. Come home to this vinyl-sided home on over an acre within walking distance to burgeoning Downtown Crozet. House four doors down just closed for \$192k! Read more about the impending redevelopment here - <http://snipurl.com/r66m>



**ML:** 455704m RES S     **106 MANSFIELD CT, CHARLOTTESVILLE (ALBEMARLE)**     **LP:** \$179,900  
**AR:** (01) Albemarle     **Sub:** SHERWOOD MANOR (ALBEMARLE)     **SqFtF/U:** 1,261/102  
**BR:** 3 BA(F/H): 1/1     **Style:** 2 Story     **Acres:** 0  
**PT:** ATH     **GarPrk:** None     **YrBl:** 1972  
**SD:** 09/02/2008 **DOM/CDOM:**18/18     **SP:** \$181,400  
**DR:** 5th St Ext to R on Old Lynchburg to L on Scarborough to L on Mansfield OR JPA Ext to R on Old Lynchburg Rd; past Azalea Park to R on Scarborough     **\$/Sqft:** \$142.66

County taxes with City convenience. Bike anywhere in Charlottesville - Downtown Mall, UVA Grounds, close to I-64, from this three bedroom one and a half bath townhome in Sherwood Manor. New engineered laminate floors, paint, Silestone countertops, new appliances, fixtures throughout, sinks, cabinets and more ... HUGE and wonderful kitchen! ... private office area (with pocket door), private area in the rear. HOA covers all exterior maintenance, including roof!



**ML:** 423595my RES S     **104 TURTLE CREEK RD (ALBEMARLE), #11, CHARLOTTESVILLE (ALBEMARLE)**     **LP:** \$192,999  
**AR:** (01) Albemarle     **Sub:** TURTLE CREEK     **SqFtF/U:** 1,120/70  
**BR:** 2 BA(F/H): 2/0     **Style:** 1 Story     **Acres:** 0  
**PT:** CND     **GarPrk:** FcsFrnt     **YrBl:** 1982  
**SD:** 09/01/2006 **DOM/CDOM:**102/102     **SP:** \$187,000  
**DR:** From Rt. 29: NW on Hydraulic, right onto Turtle Creek Rd. Building is one of the first on your right.     **\$/Sqft:** \$172.32

Truly a beautiful, well-cared-for condo in popular Turtle Creek! All-brick fireplace with built-in wood box. Living room has cathedral ceilings, bamboo floors, clerestory windows, and french doors opening into solarium! Each bedroom with its own bathroom, ceiling fan, and large walk-in closet. Fully Equipped, Modern Kitchen including Pantry. Private Patio with outdoor storage area and sun shutters. 2 community swimming pools and tennis courts, club house with gym and sauna.

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**ML:** 430908my RES S      **1278 CLIFDEN GREENE, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$195,000  
**AR:** (01) Albemarle      **Sub:** RIVERRUN (ALBEMARLE)      **SqFtF/U:** 1,077/0  
**BR:** 3 BA(F/H): 2/0      **Style:** 1 Story      **Acres:** 0  
**PT:** CND      **GarPrk:**      **YrBlt:** 1989  
**SD:** 05/31/2007 **DOM/CDOM:**182/182      **SP:** \$189,000  
**DR:** Rio Rd to Penn Park Entrance. Left on River Run Dr, Left on Clifden Greene, L at fork, first building on right.      **\$/Sqft:** \$181.06

This condo in Charlottesville is close to Downtown and Route 29, is close to a public golf course and park, community pool, tennis and more. With three bedrooms, two baths, fireplace, new floors, skylight, large living room and a balcony, this top-level condo is very nice, open and welcoming and has been well cared for by its current owner. Heat pump and air handler approx. one year old. Storage in pull-down attic. Close to pool, golf, tennis, & Rivanna Trail. Exterior maintenance included!



**ML:** 430114my RES S      **5452 HILL TOP ST, CROZET**      **LP:** \$209,000  
**AR:** (01) Albemarle      **Sub:** PARKSIDE VILLAGE (ALBEMARLE)      **SqFtF/U:** 1,170/0  
**BR:** 2 BA(F/H): 2/1      **Style:** 2 Story      **Acres:**0.100000000  
**PT:** ATH      **GarPrk:** FcsSide      **YrBlt:** 2005  
**SD:** 02/28/2007 **DOM/CDOM:**122/122      **SP:** \$195,000  
**DR:** 250W to light at 240, turnright to Crozet. Right on Tabor, right then quick left on Hilltop, bear left to townhouses, about halfway down on left.      **\$/Sqft:** \$178.63

Seller is offering \$2k towards Purchasers' Closing costs. Great townhome in Parkside Village in Crozet. 2 Bedrooms, 2 1/2 baths, spacious great room, open kitchen with upgraded appliances and dark cabinets, first floor laundry ... walk to Downtown Crozet - restaurants, farmer's market - this development is adjacent to Crozet Park, with the best soccer field in the County, community pool, playgrounds, baseball fields, pond. HOA covers all exterior and area maintenance.



**ML:** 418118myd RES S      **1065 HIGHLANDS DR, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$205,000  
**AR:** (01) Albemarle      **Sub:** HIGHLANDS (ALBEMARLE)      **SqFtF/U:** 1,244/0  
**BR:** 2 BA(F/H): 2/0      **Style:** 2 Story      **Acres:**0.232000000  
**PT:** ATH      **GarPrk:** FcsFrnt      **YrBlt:** 1992  
**SD:** 11/29/2005 **DOM/CDOM:**7/7      **SP:** \$200,000  
**DR:** 250 West to right on 240, Left into Highlands, property on left.      **\$/Sqft:** \$164.79

Located on a beautiful lot in the Highlands in Western Albemarle, this home features two bedrooms, two full baths, a loft, open kitchen and patio. Extra storage outside, too! This extraordinarily well-maintained home has been lived in and cared for by the same owner - a meticulous engineer who likes things "done right."



**ML:** 440843md RES S      **1078 AMBER RIDGE RD, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$209,500  
**AR:** (01) Albemarle      **Sub:** HIGHLANDS (ALBEMARLE)      **SqFtF/U:** 1,244/0  
**BR:** 2 BA(F/H): 2/0      **Style:** 1.5 Story      **Acres:**0.178000000  
**PT:** ATH      **GarPrk:** FcsFrnt      **YrBlt:** 1996  
**SD:** 01/15/2008 **DOM/CDOM:**201/201      **SP:** \$205,000  
**DR:** 250W to R on 240, go 1 mile left onto Highlands Drive, first Left on Mechums River to Right on Amber Ridge Road to house on right      **\$/Sqft:** \$168.41

Come home to the Highlands. Currently, this is the least expensive home in this great development located 17 minutes west of the City of Charlottesville, with coveted Western Albemarle Schools. 2BR, 2BA and a loft that is a great home office/game room/possible third BR, open living room with brick wood-burning fireplace - all with a large fenced back yard perfect for pets, backing up to private common area. All appliances convey, as well.



**ML:** 411726myd RES S      **1028 HIGHLANDS DR, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$189,500  
**AR:** (01) Albemarle      **Sub:** HIGHLANDS (ALBEMARLE)      **SqFtF/U:** 1,223/0  
**BR:** 2 BA(F/H): 2/0      **Style:** 2 Story      **Acres:**0.163000000  
**PT:** ATH      **GarPrk:** FcsFrnt      **YrBlt:** 1992  
**SD:** 05/31/2005 **DOM/CDOM:**33/33      **SP:** \$205,000  
**DR:** 250W to right on 240, left onto Highlands Drive. Property on the right just after Grassy Knoll      **\$/Sqft:** \$154.95

Come see this nice two bedroom, two bath home with a private back yard and deck in the Highlands. Just 13-15 minutes West of Charlottesville, this home is located near the end of the street and is near the cul-de-sac. Home warranty is offered.

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**ML:** 412350my RES S      **1003 HIGHLANDS DR, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$226,900  
**AR:** (01) Albemarle      **Sub:** HIGHLANDS (ALBEMARLE)      **SqFtF/U:** 1,667/0  
**BR:** 4 BA(F/H): 2/0      **Style:** 2 Story      **Acres:** 0.2500000000  
**PT:** ATH      **GarPrk:** FcsFrnt, FcsSide      **YrBlt:** 1992  
**SD:** 05/11/2005 DOM/CDOM:23/23      **SP:** \$229,000  
**DR:** 250 West, Right on 240, Left into Highlands, property at end of cul-de-sac      **\$/Sqft:** \$136.11

Please come see this home in the Highlands in Western Albemarle. With four bedrooms, one of which is a first-floor master, fireplace in the family room, this home at the end of a cul-de-sac has a large fenced back yard and a large deck.



**ML:** 423194m RES S      **1041 HIGHLANDS DR, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$240,000  
**AR:** (01) Albemarle      **Sub:** HIGHLANDS (ALBEMARLE)      **SqFtF/U:** 1,699/0  
**BR:** 3 BA(F/H): 2/0      **Style:** 1.5 Story      **Acres:** 0  
**PT:** ATH      **GarPrk:** FcsFrnt      **YrBlt:** 1993  
**SD:** 06/15/2006 DOM/CDOM:4/4      **SP:** \$238,000  
**DR:** 250 West to right on 240, Left into Highlands, property on left.      **\$/Sqft:** \$141.26

This meticulously-maintained, one-owner home in the Highlands is 15 minutes to Charlottesville and 3 minutes to Crozet. An open kitchen, private back yard and deck, close to two cul-de-sacs ... 3 bedrooms, 2 baths, HOA covers roof and front/side yard mowing.



**ML:** 423603myd RES S      **4165 SADDLEWOOD DR, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$246,500  
**AR:** (01) Albemarle      **Sub:** SADDLEWOOD FARMS      **SqFtF/U:** 1,732/0  
**BR:** 4 BA(F/H): 3/0      **Style:** 1 Story      **Acres:** 7.38  
**PT:** DET      **GarPrk:** FcsFrnt      **YrBlt:** 1988  
**SD:** 07/21/2006 DOM/CDOM:85/85      **SP:** \$246,500  
**DR:** From VA 20 South, Left on Thomas Jefferson Pkwy (Route 53), Right on Buck Island Rd (729), Left on Martin Kings Rd (618), Left on Saddlewood, House is on the left      **\$/Sqft:** \$142.32

Owner says bring Offers -3,000\$ in Closing Costs! 7 ac. in Albemarle & a 4BR/3BA home in small, quiet subdivision! Relax on the large rear deck or walk to the nearby community pond; master bathroom w/ lg tub, dining room with hardwood floor, gas range, and gas log FP downstairs in the large family room. Fin. walkout basement opens up to large, level yard for playing and gardening; close to grocery store, restaurants, fitness cntr, golf course & vineyards!



**ML:** 421176p RES S949 GLENWOOD STATION LN, #E4, CHARLOTTESVILLE (ALBEMARLE)      **LP:** \$260,000  
**AR:** (01) Albemarle      **Sub:** GLENWOOD STATION      **SqFtF/U:** 1,200/0  
**BR:** 2 BA(F/H): 2/0      **Style:** 1 Story      **Acres:** 0  
**PT:** CND      **GarPrk:** FcsFrnt      **YrBlt:** 2005  
**SD:** 03/15/2006 DOM/CDOM:0/0      **SP:** \$260,000  
**DR:** 29 North to right on East Rio Road to Glenwood Station on the Right, right across from first mailboxes      **\$/Sqft:** \$216.67

Better than new condo; custom paint and blinds, hardwood floors, ceramic tile in bathrooms, bright and open kitchen, gas log fireplace in large living room, only three stairs ...



**ML:** 432507my RES S      **1327 GRISTMILL DR (ALBEMARLE), CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$284,500  
**AR:** (01) Albemarle      **Sub:** MILL CREEK (ALBEMARLE)      **SqFtF/U:** 1,212/20  
**BR:** 2 BA(F/H): 2/0      **Style:** 2 Story      **Acres:** 0.3020000000  
**PT:** DET      **GarPrk:** FcsSide      **YrBlt:** 1990  
**SD:** 03/29/2007 DOM/CDOM:76/76      **SP:** \$265,000  
**DR:** From Downtown, Right into Mill Creek, Left onto Gristmill at "T" - property on left      **\$/Sqft:** \$234.74

Secluded yet close to everything. Situated on one of the more private, elevated lots in popular Mill Creek, this two bedroom, two bath home is outstanding. One of the most popular floor plans, the loft area (currently used as the third bedroom) could be used as an office, nursery, play/game room ... surrounded by trees, a large, private deck, shaded front yard (with hammock) ... open floor plan, vaulted ceilings, palladian window ... so much in this house! Loads of storage over the eaves.

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**ML:** 435692myd RES S      **941 HADEN LN (ALBEMARLE), CROZET**      **LP:** \$275,000  
**AR:** (01) Albemarle      **Sub:**      **SqFtF/U:** 1,494/462  
**BR:** 3 BA(F/H): 2/0      **Style:** 1.5 Story      **Acres:** 0.8180000000  
**PT:** DET      **GarPrk:** LrgVhcl      **YrBlt:** 1947  
**SD:** 06/14/2007 **DOM/CDOM:** 7/7      **SP:** \$275,000  
**DR:** Rt 250 West to Right on 240 @ light. Approx. 1 1/2 miles to left onto Jarman's Gap Rd. Take first left onto Haden Lane to #941 on Left      **\$/Sqft:** \$184.07

Amidst all the new construction, one can still find character & charm....An oasis in the middle of Crozet. Charming 3 BR Cape on just over 3/4 acres in W. Alb. Updated kitchen with island, hardwood floors, new roof in 2003, whirlpool tub, ceiling fans ... Stream in backyard with bridge.



**ML:** 421432my RES S      **360 MINOR RIDGE RD, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$287,900  
**AR:** (01) Albemarle      **Sub:** WYNRIDGE      **SqFtF/U:** 1,832/632  
**BR:** 4 BA(F/H): 2/0      **Style:** Split Level      **Acres:** 0.2390000000  
**PT:** DET      **GarPrk:** FcsFrnt      **YrBlt:** 1980  
**SD:** 04/20/2006 **DOM/CDOM:** 37/37      **SP:** \$285,000  
**DR:** Commonwealth Drive into Minor Hill Subdivision, left on Minor Ridge Road, House on Left      **\$/Sqft:** \$157.15

Extraordinarily well-kept and well-loved home is 5 min to the Law School/Darden and/or a short bike ride. Home features four bedrooms, two updated baths (& rough-in in the basement), open kitchen, large deck, nearly new carpet & paint throughout and a comfortable front and back yard. The very bright partially finished basement has outside access, raised hearth brick fireplace & plenty of room to expand. New privacy fence & more. You can get to grocery stores, shopping & more all w/o getting on 29!



**ML:** 410444m RES S      **1471 REYNOVIA DR, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$295,000  
**AR:** (01) Albemarle      **Sub:** LAKE REYNOVIA      **SqFtF/U:** 1,900/0  
**BR:** 3 BA(F/H): 2/1      **Style:** 2 Story      **Acres:** 0.6230000000  
**PT:** DET      **GarPrk:** Attchd, DrOpnr, Elec, FcsFrnt, Wndws      **YrBlt:** 1995  
**SD:** 04/29/2005 **DOM/CDOM:** 42/42      **SP:** \$290,000  
**DR:** Avon St Extended to right into Lake Reynovia just past the clubhouse, property is on the right!      **\$/Sqft:** \$155.26

This wonderful home is situated on one of the largest lots in Lake Reynovia. Just a short walk to the community pool, club house, exercise room and tennis courts, less than three miles to the Downtown Mall and close to the University of Virginia Medical Center, this home offers everything! The brand new carpet and paint make this home ready for move-in! Large shed in rear of home conveys. Home warranty provided by Seller.



**ML:** 417262myd RES S      **5463 HILL TOP ST, CROZET**      **LP:** \$315,000  
**AR:** (01) Albemarle      **Sub:** PARKSIDE VILLAGE (ALBEMARLE)      **SqFtF/U:** 1,764/0  
**BR:** 3 BA(F/H): 2/1      **Style:** 2 Story      **Acres:** 0.2000000000  
**PT:** DET      **GarPrk:** FcsRr      **YrBlt:** 2003  
**SD:** 11/29/2005 **DOM/CDOM:** 50/50      **SP:** \$305,000  
**DR:** 250 W to right on 240 at light. Right on Tabor to right on High to immediate left on Hilltop, left in Parkside to end.      **\$/Sqft:** \$178.57

Great home in Parkside Village in Crozet! Three bedrooms, two and a half baths, large open, eat-in kitchen with island, large front porch. Walk to Crozet Park - community pool, soccer field, baseball diamond, playgrounds ... this home is located in the only development in Crozet with white picket fences and sidewalks ... please come see this wonderful home in Parkside Village, what a neighborhood should be!



**ML:** 440488mvd RES S      **5451 HILL TOP ST, CROZET**      **LP:** \$312,000  
**AR:** (01) Albemarle      **Sub:** PARKSIDE VILLAGE (ALBEMARLE)      **SqFtF/U:** 2,279/0  
**BR:** 4 BA(F/H): 3/1      **Style:** 2 Story      **Acres:** 0.2200000000  
**PT:** DET      **GarPrk:** FcsSide      **YrBlt:** 2003  
**SD:** 07/31/2007 **DOM/CDOM:** 5/5      **SP:** \$312,000  
**DR:** 250 West, Right on 240 at light, Right on Tabor, Right, then immediate left onto Hill Top, follow into Parkside, bear left and continue on - second house from end of road      **\$/Sqft:** \$136.90

This outstanding home in Parkside Village, one of Crozet's best-located subdivisions has it all - walk downtown, to the Park (soccer & baseball fields, playgrounds - 4BR, 3.5BA, hardwood floors throughout main level, ceramic tile in upstairs bathrooms, ceiling fans in all bedrooms, 9 foot ceilings on main level, upgrades throughout! 17 minutes to Charlottesville, 20 minutes to Waynesboro - with this location, you may never need to drive up 29 North again! Google "Crozet Community map" for info

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**ML:** 425322m RES S      **1015 STONEWOOD DR, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$340,000  
**AR:** (01) Albemarle      **Sub:** STONEWOOD      **SqFtF/U:** 2,346/125  
**BR:** 4 BA(F/H): 3/1      **Style:** 2 Story      **Acres:** 1.63  
**PT:** DET      **GarPrk:** DrOpnr, Dtchd, Elec, FcsSide, Wndws      **YrBlt:** 2000  
**SD:** 07/10/2006 **DOM/CDOM:**359/359      **SP:** \$325,000  
**DR:** From Pantops, 20N to left on 600 to right on Doctors Crossing (784) - Stonewood Drive is on the right. Home is on the left. OR From H'mead Town Cntr, 29N, R on Burnley Station Rd, IMMED. R on 600, L on DRs Xing, R on Stonewood      **\$/Sqft:** \$144.93

2 acres, privacy and the feeling of seclusion - all with neighbors in sight, and less than 20 minutes from Charlottesville! Convenient to NGIC & Pantops, 4BR, 3.5 BA, open kitchen, nearly level lot, full finished basement, detached garage, wired for high-speed internet throughout, and much more!



**ML:** 415475myd RES S      **1015 STONEWOOD DR, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$340,000  
**AR:** (01) Albemarle      **Sub:** STONEWOOD      **SqFtF/U:** 2,346/125  
**BR:** 4 BA(F/H): 3/1      **Style:** 2 Story      **Acres:** 1.63  
**PT:** DET      **GarPrk:** DrOpnr, Dtchd, Elec, FcsSide, Wndws      **YrBlt:** 2000  
**SD:** 07/11/2006 **DOM/CDOM:**358/358      **SP:** \$325,000  
**DR:** From Pantops, 20N to left on 600 to right on Doctors Crossing (784) - Stonewood Drive is on the right. Home is on the left. OR From H'mead Town Cntr, 29N, R on Burnley Station Rd, IMMED. R on 600, L on DRs Xing, R on Stonewood      **\$/Sqft:** \$144.93

15 minutes to Pantops Mountain or the 29 North Corridor! This meticulously-maintained four bedroom home is located in a small development in north-east Albemarle County. An inviting front porch complements a comfortable deck. Custom-wired by the current owners for DSL in every room, this home is looking for its new owners. Remarkably wired security system includes video camera at front door.



**ML:** 410868mv RES S      **5327 LITTLE FOX LN, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$337,000  
**AR:** (01) Albemarle      **Sub:** CORY FARMS      **SqFtF/U:** 2,241/400  
**BR:** 4 BA(F/H): 3/0      **Style:** 2 Story      **Acres:**0.3630000000  
**PT:** DET      **GarPrk:**      **YrBlt:** 2001  
**SD:** 05/31/2005 **DOM/CDOM:**11/11      **SP:** \$337,000  
**DR:** 250 West to Cory Farm on the right. Property on right.      **\$/Sqft:** \$150.38

This extraordinarily bright home is well-situated on a large corner lot in Cory Farm in Crozet. Four bedrooms, three full baths, hardwood floors, open eat-in kitchen with ceramic tile and so much more! Dual zone heat pump, comfortable front porch two story great room, invisible fence. Please see the Visual Tour for more!



**ML:** 430338mvd RES S      **1016 SPRING COVE LN, CROZET**      **LP:** \$399,900  
**AR:** (01) Albemarle      **Sub:** WESTERN RIDGE      **SqFtF/U:** 2,583/800  
**BR:** 4 BA(F/H): 2/2      **Style:** 2 Story      **Acres:**0.4300000000  
**PT:** DET      **GarPrk:** FcsSide, InBasmnt      **YrBlt:** 1999  
**SD:** 01/04/2007 **DOM/CDOM:**61/61      **SP:** \$385,000  
**DR:** 250 W, bear to right on 240, left into Western Ridge, right on Spring Cove Lane. House in cul-de-sac on right.      **\$/Sqft:** \$154.82

Very private colonial home on large lot with lake views in the rear. Gracious entry way with hardwood floors, den/office on main level, separate living room, Family Room w/fireplace and deck access, Dining Room, breakfast nook, high ceilings, jacuzzi tub in MBR, finished basement w/half bath. Partially fenced yard and a 2 car garage. Western Ridge is traditionally one of the most-sought after developments in Crozet. Less than 1.5 miles to Downtown Crozet and 15 minutes to Charlottesville



**ML:** 448025md RES S      **421 CRANBERRY LN (ALBEMARLE), CROZET**      **LP:** \$434,000  
**AR:** (01) Albemarle      **Sub:** PARKSIDE VILLAGE (ALBEMARLE)      **SqFtF/U:** 3,128/1,216  
**BR:** 4 BA(F/H): 3/0      **Style:** 3 Story      **Acres:**0.1700000000  
**PT:** DET      **GarPrk:** None      **YrBlt:** 2004  
**SD:** 02/14/2008 **DOM/CDOM:**10/193      **SP:** \$413,500  
**DR:** From Charlottesville, 250 West to 240 to Tabor. Right then immediate left. Bear right into Parkside Village      **\$/Sqft:** \$138.75

Walk to Crozet Park (w/ the best soccer field in the County, baseball diamonds, pool, playgrounds) in less than 60 seconds! This custom, Craftsman style home with 9' ceilings on 1st & 2nd floors, huge pantry, custom cabinets, deck off the eat-in kitchen (w/ mtn views), this thoughtfully-designed home has it all 1st floor bedroom/office plus 3 additional BR & finished walk-up attic ... immediate occupancy ... take advantage of all the benefits of being a 5 minute bike ride from Downtown Crozet!

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**ML:** 430113myd RES S      **2148 STONY POINT RD (ALBEMARLE), CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$445,000  
**AR:** (01) Albemarle      **Sub:**      **SqFtF/U:** 2,944/364  
**BR:** 4 BA(F/H): 3/2      **Style:** 2.5 Story      **Acres:** 2.038  
**PT:** DET      **GarPrk:** FcsRr      **YrBlt:** 2001  
**SD:** 07/12/2007 **DOM/CDOM:**280/280      **SP:** \$420,000  
**DR:** From C'Ville, take Stony Point Road (20N) about 1.5 miles, property on left -      **\$/Sqft:** \$151.15

Relax in the hot tub on the third-story deck with mountain views, entertain in the exceptionally bright living room with 12 foot ceilings, enjoy the silence provided by the two acre lot ... and be Downtown in 7 minutes. Eat-in kitchen, full basement, mountain views. This architecturally designed contemporary home has tons of light, four bedrooms, three full baths and two half baths, cherry floors throughout the main level, large front and back yards, basketball court, office, dining room ...



**ML:** 418686myd RES S      **720 RUSSET RD, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$437,900  
**AR:** (01) Albemarle      **Sub:** GRAYROCK      **SqFtF/U:** 2,494/982  
**BR:** 4 BA(F/H): 2/1      **Style:** 2 Story      **Acres:** 0.2600000000  
**PT:** DET      **GarPrk:**      **YrBlt:** 2004  
**SD:** 01/03/2006 **DOM/CDOM:**37/37      **SP:** \$420,000  
**DR:** From Crozet, Jarman Gap Rd. for 1 mile just past Waylands Grant on the right, left onto Grayrock Drive, Right on Russet      **\$/Sqft:** \$175.58

This wonderful home was a multiple winner in the 2004 Parade of Homes. Four bedrooms, front office, front and rear staircases, gracious entry foyer, hardwood floors throughout, rear patio, level entryway, two car garage, upgraded appliances, laundry on main level, dual-zone heating and cooling and so much more ...



**ML:** 446055m RES S      **555 ROCKS FARM DR, CHARLOTTESVILLE (ALBEMARLE)**      **LP:** \$924,900  
**AR:** (01) Albemarle      **Sub:** THE ROCKS      **SqFtF/U:** 3,952/1,740  
**BR:** 4 BA(F/H): 3/1      **Style:** 2 Story      **Acres:** 2.944  
**PT:** DET      **GarPrk:** Atchd, DrOpnr, Elec, FcsSide, Wndws      **YrBlt:** 2003  
**SD:** 07/31/2008 **DOM/CDOM:**222/222      **SP:** \$903,000  
**DR:** From C'Ville, I-64 West to Ivy Exit. Left at bottom of ramp onto Dick Woods Road. 1st left into the Rocks on Rocks Farm Drive. House is on the left      **\$/Sqft:** \$234.03

Situated on a knoll at the base of a Virginia "mountain" overlooking The Rocks development, this outstanding colonial home has 4 BR, 3 1/2 baths, formal dining room and living room, large open kitchen with custom cabinets, granite countertops . Plenty of room for storage and expansion in the unfinished attic, bsmt & a 2-car garage. Highly desirable Western Albemarle schools & 10 min from downtown Charlottesville.



**ML:** 441651md RES S      **1243 CEDARS CT, #C13, CHARLOTTESVILLE (CITY OF)**      **LP:** \$118,900  
**AR:** (05) Charlottesville      **Sub:** CEDARS COURT      **SqFtF/U:** 618/15  
**BR:** 1 BA(F/H): 1/0      **Style:** 1 Story      **Acres:** 0  
**PT:** CND      **GarPrk:** FcsRr      **YrBlt:** 1984  
**SD:** 10/17/2007 **DOM/CDOM:**103/103      **SP:** \$108,900  
**DR:** From Rt. 29: Barracks Road west. R on Cedars Court. Left into complex. Rear parking lot. C-13 at corner 1/2 floor up.      **\$/Sqft:** \$192.39

Move right in! Freshly painted, new floor in foyer and kitchen, new fixtures, new range, new refrigerator, new mouldings & cornices, brand new washer and dryer, newer carpeting, private porches ... this conveniently-located and bright condo in Cedars Court off of Barracks Road is close to the University of Virginia, the UVA JAG School. Bike or walk almost anywhere in Charlottesville.



**ML:** 420947m RES S      **723 NALLE ST, CHARLOTTESVILLE (CITY OF)**      **LP:** \$172,000  
**AR:** (05) Charlottesville      **Sub:**      **SqFtF/U:** 1,814/0  
**BR:** 3 BA(F/H): 1/1      **Style:** 2 Story      **Acres:** 0.2940000000  
**PT:** DET      **GarPrk:**      **YrBlt:** 1920  
**SD:** 06/01/2006 **DOM/CDOM:**64/64      **SP:** \$162,000  
**DR:** West Main to 10th Street Connector, to Left on Grove, left then right on Nalle, house on left      **\$/Sqft:** \$94.82

A true renovation opportunity in the City. A two to three minute walk to the thriving West Main corridor, close to coffee shops, restaurants, Starr Hill music, UVa, the Hospital and more. This home and mostly level lot define potential. Nalle Street, in the heart of Fifeville, is experiencing tremendous revival, evidenced by the homes being restored and built up and down the street and the new condos close by.

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**ML:** 455194my RES S **554 CLEVELAND AVE (CHARLOTTESVILLE), CHARLOTTESVILLE (CITY OF)** **LP:** \$179,900  
**AR:** (05) Charlottesville **Sub:** NONE **SqFtF/U:** 1,300/0  
**BR:** 3 BA(F/H): 3/0 **Style:** 2 Story **Acres:** 0  
**PT:** ATH **GarPrk:** FcsFrnt **YrBlt:** 2008  
**SD:** 08/05/2008 **DOM/CDOM:**14/14 **SP:** \$180,000  
**DR:** From Downtown, take Ridge to right on Cleveland, house at end of street on left **\$/Sqft:** \$138.38

Close to the University of Virginia, the Downtown Mall, Paramount Theatre, all that is to be enjoyed in Charlottesville, Virginia. Three bedrooms, three full baths, ceramic tile in the bathrooms, main level master suite with deck access, open kitchen with recessed lights and tons of natural light! Estimated completion is about 30 days.



**ML:** 431626md RES S **1211 AVON ST (CHARLOTTESVILLE), CHARLOTTESVILLE (CITY OF)** **LP:** \$240,000  
**AR:** (05) Charlottesville **Sub:** **SqFtF/U:** 1,606/0  
**BR:** 4 BA(F/H): 1/1 **Style:** 2 Story **Acres:** 0  
**PT:** DET **GarPrk:** FcsSide **YrBlt:** 1910  
**SD:** 06/21/2007 **DOM/CDOM:**216/216 **SP:** \$230,000  
**DR:** Avon Street . **\$/Sqft:** \$149.44

This three bedroom, two bath home in Belmont is located one mile from the Downtown Mall, and has convenient access to Interstate 64. Pine Floors throughout highlight this home, formal dining room, open kitchen with pass-through to dining room, sunny home office in the rear, private deck, level, partially fenced back yard, two sheds ... come home to this classic stucco home with off-street parking in the City!



**ML:** 434525myd RES S **128 WESTWOOD CIR, CHARLOTTESVILLE (CITY OF)** **LP:** \$273,000  
**AR:** (05) Charlottesville **Sub:** **SqFtF/U:** 1,567/769  
**BR:** 3 BA(F/H): 2/1 **Style:** 2 Story **Acres:**0.090000000  
**PT:** DET **GarPrk:** FcsFrnt **YrBlt:** 1988  
**SD:** 08/14/2007 **DOM/CDOM:**173/173 **SP:** \$262,000  
**DR:** From the by-pass exit Rugby AVE, L on Rose Hill, L onto Westwood Rd, first R is Westwood Circle, bear right. From Rugby Ave, right on Rose Hill, first left on Westwood Rd., first right on W **\$/Sqft:** \$174.22

This great 3 bedroom 2 1/2 bathroom home is located in the heart of the City of Charlottesville. A short 10 minute commute to the University of Virginia Law School, 5 minutes to the University of Virginia Medical School and Main grounds make this an ideal location. The current owners have taken exceptional care of this home. This subdivision offers a community playground, garden plot, and open area for family enjoyment. This home is in a great location for easy and quick access to everything!



**ML:** 454481p RES S **1624 TRAILRIDGE RD, CHARLOTTESVILLE (CITY OF)** **LP:** \$289,900  
**AR:** (05) Charlottesville **Sub:** JOHNSON VILLAGE (CHARLOTTESVILLE) **SqFtF/U:** 1,800/200  
**BR:** 3 BA(F/H): 2/1 **Style:** Trilevel **Acres:**0.337000000  
**PT:** DET **GarPrk:** FcsFrnt **YrBlt:** 1967  
**SD:** 06/27/2008 **DOM/CDOM:**300/0 **SP:** \$286,000  
**DR:** JPA to L on Shamrock; straight @ light into Johnson Village; 1st R on Trailridge; 2nd block on L **\$/Sqft:** \$161.06

Wonderful neighborhood close to University & Medical Center! 3BR(w/ possible 4th on lower level), 2 1/2 BA, FR w/ FP, DR plus eat-in kitchen! New HVAC in '99!, new pergo-type floors, new floors in kitchen, painted throughout, new fence



**ML:** 422545my RES S **100 TROOST CT, CHARLOTTESVILLE (CITY OF)** **LP:** \$399,900  
**AR:** (05) Charlottesville **Sub:** **SqFtF/U:** 2,590/1,290  
**BR:** 3 BA(F/H): 2/0 **Style:** 1 Story **Acres:**0.529000000  
**PT:** DET **GarPrk:** **YrBlt:** 1961  
**SD:** 06/29/2006 **DOM/CDOM:**97/97 **SP:** \$375,000  
**DR:** Take JPA Extended to right on Old Lynchburg, Right on Mcelroy, bear right on Troost **\$/Sqft:** \$154.40

Must see inside! (I have never written this before) An outstanding home. A true gourmet cook's kitchen has a 6-burner gas range, tile floors, Corian counters. Dining room has hardwood floors & opens to the large new deck that faces the private yard backed by woods. Living room w/ hardwood floors & fireplace. Full basement unfinished basement w/ wine cellar; 2nd story master bedroom suite addition was architecturally-designed & built; vaulted ceilings. Google "100 troost court 22901" for more info

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**ML:** 443444myd RES S      **44 HIDDEN VALLEY CT (FLUVANNA), #LOT 5, PALMYRA**      **LP:** \$230,000  
**AR:** (08) Fluvanna      **Sub:** HIDDEN VALLEYS      **SqFtF/U:** 1,914/475  
**BR:** 3 BA(F/H): 2/0      **Style:** 1 Story      **Acres:** 2.15  
**PT:** DET      **GarPrk:** Atchd, FcsSide      **YrBlt:** 2003  
**SD:** 01/21/2008 **DOM/CDOM:**143/143      **SP:** \$212,000  
**DR:** From C'ville, 53E to 795 to 620/Rolling Rd to left on 639/Long Acre Rd for 1.0 mile to left on Rt 688 (Hidden Valleys Rd), right on Hidden Valleys Court, house on corner      **\$/Sqft:** \$120.17

Come home to the country in this three bedroom, two bath home with large living room, open kitchen with built-in custom cabinet, dining room, large deck ... all located on just over two acres in a quiet development; the back yard is fenced and ready for dogs or horse. 15 Min. to Lake Monticello, 30 minutes east of Charlottesville and the University of Virginia, 45 minutes to the west of Short Pump ... Close to Community Supported Agriculture drop-offs, twenty minutes to good restaurants ...



**ML:** 412062myd RES S      **37 CORDELIA DR, RUCKERSVILLE (GREENE)**      **LP:** \$198,500  
**AR:** (10) Greene      **Sub:** WETSEL VILLAGE      **SqFtF/U:** 1,568/288  
**BR:** 3 BA(F/H): 2/1      **Style:** 2 Story      **Acres:** 0.4700000000  
**PT:** DET      **GarPrk:** Atchd, FcsFrnt      **YrBlt:** 1999  
**SD:** 04/27/2005 **DOM/CDOM:**7/7      **SP:** \$201,000  
**DR:** 29 North to left on 607 at Sheetz. Turn left on Spring Hill Drive then right on Cordelia Drive. Home is on left      **\$/Sqft:** \$126.59

Only home in Ruckersville Elementary district less than \$200k! This wonderful home in Greene County has gorgeous mountain views, large kitchen, spacious separate storage shed, large front yard, three bedrooms, two and a half baths, and is a reasonable commute to either Charlottesville or Culpeper. Owners are offering a home warranty ... interior photos and Visual Tour coming soon.



**ML:** 411270m RES S      **64 W CEDAR DR (GREENE), RUCKERSVILLE (GREENE)**      **LP:** \$234,000  
**AR:** (10) Greene      **Sub:** CEDAR DRIVE      **SqFtF/U:** 1,415/0  
**BR:** 3 BA(F/H): 2/0      **Style:** 1 Story      **Acres:** 2.26  
**PT:** DET      **GarPrk:** FcsFrnt      **YrBlt:** 1991  
**SD:** 05/24/2005 **DOM/CDOM:**62/62      **SP:** \$236,000  
**DR:** Rt 29 North to R on 607 at Sheetz; bear left on 607 1.9 miles from Sheetz to Left on Cedar drive, left at T on Cedar Drive West to 2nd house Right      **\$/Sqft:** \$165.37

Attractive home tucked away near the end of a cul-de-sac is privately located on over 2 acres backing up to a 300-acre farm. Three bedrooms, 2 full baths, large deck, matching shed, great room with vaulted ceiling and fireplace, all waiting for the new owners! This property is part of a small 8-unit development with great access to 29 and 33 - perfect for a commute to Charlottesville or Culpeper!



**ML:** 416998myd RES S      **7721 CARTER RD (NELSON), SCHUYLER (NELSON)**      **LP:** \$124,900  
**AR:** (13) Nelson      **Sub:**      **SqFtF/U:** 1,400/0  
**BR:** 3 BA(F/H): 2/0      **Style:** 1 Story      **Acres:** 5.78  
**PT:** DET      **GarPrk:** FcsFrnt      **YrBlt:** 2000  
**SD:** 09/29/2005 **DOM/CDOM:**6/6      **SP:** \$126,000  
**DR:** 29S to left on RT 6 East for 5.6 miles, Rt on 800 for .8 mi, L Rt 602 for 2.5 mi, R on 722 for 2 mi. to L on 645 (Carters Rd to second house on right)      **\$/Sqft:** \$89.21

Three bedrooms, two baths, master bath has garden tub and shower; wood-burning fireplace in the family room, mostly open and cleared 5+ acres in Nelson County! The perfect home for first-time homebuyers or those looking for a peaceful weekend getaway. Huge deck in rear and large porch in the front. 8x8 shed for tools and mower. Come see this beautiful, exceptionally well-maintained doublewide on a permanent foundation 35-40 minutes to Charlottesville, just across the Nelson County line.



**ML:** 454452myd RES S      **284 RIVER TRL, SHIPMAN**      **LP:** \$279,900  
**AR:** (13) Nelson      **Sub:** RIVER TRAILS      **SqFtF/U:** 2,170/1,012  
**BR:** 3 BA(F/H): 2/1      **Style:** 1.5 Story      **Acres:** 4.3  
**PT:** DET      **GarPrk:** Atchd, FcsSide, InBasmt, Strg      **YrBlt:** 1998  
**SD:** 08/15/2008 **DOM/CDOM:**23/23      **SP:** \$271,000  
**DR:** From C'ville - 29 S, to a left onto Rt 617(Rockfish River Rd), follow for 1 mile turn right onto Rt. 623(Stagebridge Rd), follow for 2 miles, turn left onto Rt. 620(Starvale), follow for .9 miles, turn left into River Trails, to 1st paved drive on right      **\$/Sqft:** \$128.99

An outstanding home in a private location - wired for Wild Blue, DirectTV and surrounded by solitude & privacy. 3 Bedrooms, 2.5 bath cape cod home ~ 30 minutes to Charlottesville, 6 miles from Lovington Food Lion. 1st floor living- master, laundry, open kitchen and great room ... screened porch and open deck in rear, comfortable front porch ... 2 car garage, lots of storage, hardwood floors, brick fireplace, wood stove in basement with hood to heat the whole house! Brand new 15 SEER HVAC!

