



\$ 1,450,000



3457 Morgantown Rd, Charlottesville, VA 22903

- » Beds: 4 | Baths: 4 Full, 1 Half
- » MLS #: 664046
- » Single Family | 3,638 ft² | Lot: 6.34 acres
- » More Info: 3457MorgantownRd.IsForSale.com



Janet Bradley
(434) 996-0303
Janet@janetsellshomes.net
<http://www.JanetSellsHomes.net>



EXQUISITE CUSTOM HOME ON 6+ ACRES DESIGNED FOR SUSTAINABLE LIVING! Premier 2018 Custom home in sought-after Western Albemarle School District sits on over 6 acres in the desirable Western Albemarle School district and is now available for the first time to the market. This property offers an ideal balance of luxury living and countryside charm. This thoughtfully designed residence offers two primary bedrooms with en suite bathrooms (main floor and upstairs) plus two additional bedrooms with en suites upstairs. Extensive covered porches front and back complement this country property featuring a pond backing onto 14 acres of conservation-protected woodland ensuring lasting privacy and tranquility. Home includes 28 solar panels powering family needs plus EV charging in the two-car garage. 22KV backup generator (2019), 3-zone HVAC & 500-gallon rainwater system irrigating garden and orchard. Fruit trees include pear, apple, cherry, plum, peach and fig. Established asparagus beds, berry bushes (blackberry, raspberry, blueberry) and optional chicken coop with two laying hens. Ample storage for recreational equipment with Beaver Creek reservoir minutes away. Perfectly positioned between Ivy and Crozet.

