

# \$629,900 - 13 Bartholomew Pl #lot 13, STANARDSVILLE

MLS® #624377

**\$629,900**

3 Bedroom, 2.00 Bathroom, 1,900 sqft

Residential on 2.24 Acres

OCTONIA HIGHLANDS, STANARDSVILLE,  
VA

Welcome to Octonia Highlands! Nestled at the foot of the Blue Ridge Mountains in the beautiful South River Valley where nature and community are a lifestyle. Now offering quality built and upgraded designed homes for every style of living. Offering 5 models to choose from with abilities to customize or you can choose a home site to build your perfect custom home. Come out and see why Octonia Highlands is more than a neighborhood. More convenient than you may think! Less than 5 minutes to the quaint town of Stanardsville and schools, less than 25 minutes to Northern Charlottesville. The Spotswood Model shown - lot premiums may apply.,Granite Counter,Wood Cabinets,Fireplace in Family Room

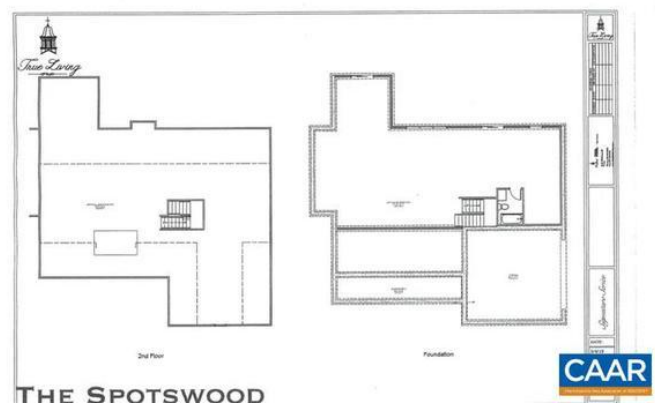
Built in 2023

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 624377      |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,900       |
| Acres          | 2.24        |
| Year Built     | 2023        |
| Type           | Residential |



CAAR



CAAR

|          |           |
|----------|-----------|
| Sub-Type | Detached  |
| Style    | Craftsman |
| Status   | Active    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 13 Bartholomew Pl #lot 13 |
| Subdivision | OCTONIA HIGHLANDS         |
| City        | STANARDSVILLE             |
| County      | GREENE-VA                 |
| State       | VA                        |
| Zip Code    | 22973                     |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Washer/Dryer Hookup, Entry Lvl BR, Master Bath(s), Pantry, Recessed Lighting |
| Parking   | Other                                                                        |
| Garages   | Garage - Front Entry, Other                                                  |

### Interior

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Appliances      | Dishwasher, Microwave, Oven/Range-Gas, Refrigerator          |
| Heating         | Heat Pump(s)                                                 |
| Cooling         | Central A/C, Heat Pump(s)                                    |
| Has Basement    | Yes                                                          |
| Basement        | Full, Unfinished, Interior Access, Windows, Rough Bath Plumb |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 1                                                            |
| Fireplaces      | Gas/Propane                                                  |
| # of Stories    | 2                                                            |
| Stories         | 2 Story                                                      |

### Exterior

|            |                                    |
|------------|------------------------------------|
| Exterior   | Stone, HardiPlank                  |
| Windows    | Double Hung, Insulated, Vinyl Clad |
| Roof       | Architectural Shingle              |
| Foundation | Concrete Perimeter                 |

### School Information

|            |                              |
|------------|------------------------------|
| District   | GREENE COUNTY PUBLIC SCHOOLS |
| Elementary | GREENE PRIMARY               |

High WILLIAM MONROE

Additional Information

Date Listed November 19th, 2021

Days on Market 1426

Zoning A-1

Listing Details

Listing Office NEST REALTY GROUP

True Living - Signature Series



Octonia Highlands Included Features

Elegant Interiors

- 2" x 6" exterior wall framing
- 2" x 4" interior wall framing, 16" OC
- 9' high ceilings on first floor
- 1-piece crown moulding in living room, dining room and foyer
- 1-piece chair rail in dining room
- 4 1/4" base throughout
- 2 1/4" trim on windows and doors
- Built-in cubby nook in mud room
- Generous decorative lighting
- Ventilated closet shelving and wood shelves in pantry
- 5 1/4" pre-finished engineered hardwood flooring in foyer, kitchen, dining room and living room
- Premium carpet and pad in living room, bedrooms, upper hallway and stairs
- Premium cool platinum flat paint for walls and ceilings and semi-gloss for trim - 2 tone
- Two-panel arched style doors
- Brushed nickel lever hardware
- High efficiency gas furnace and range
- 36" gas fireplace with base mantle and slate surround
- Flash and batt 1/2 - 1" spray foam insulation with R-19 batt in walls, R-38 blown insulation in ceilings with air stop
- Smoke/carbon-monoxide detectors with battery back-up
- 6 total multimedia and/or telephone jacks
- Pre-wire for ceiling fans in master and family room

Designer Kitchens

- Timberlake 42" cabinets with 2" crown, pulls and 1 trash bin
- Hardwood flooring
- Gorgeous granite countertops
- 5 recessed lights
- Stainless steel finish Whirlpool appliances

Luxurious Baths

- 6" x 6" ceramic tile floors in all bedroom bathrooms
- Hardwood flooring in powder room
- High vanity cabinets

- Granite remnant tops with recessed oval bowls
- Elongated toilets in all bathrooms
- Pedestal sink in powder room
- Decorate mirrors and light fixtures
- Chrome bath fixtures

Exceptional Maintenance Free Exteriors

- Hardie Plank siding
- Stone water table - front only
- Asphalt driveway
- Concrete lead walk and 6' concrete front porch
- Seed and straw in yard with landscape package
- Insulated single-hung, tilt-in, Low-E, argon filled vinyl windows
- 30-year black architectural roof shingles
- Vinyl two-panel shutters
- Thermal true fiberglass front door - stained
- Decorative exterior lighting at front door and garage
- 2-car garage (drywall and taped) with a 16' door - side loaded
- 2 hose bibs (front and rear)
- Decorative black lamp post

Unfinished Basements

- 9' Basement walls
- Full bath rough-in (3-piece)
- Passive radon emission system
- Full egress window
- R-11 insulation with vapor barrier

True Living Quality Assurance

- Design Center through Carpet House
- Pre-construction meeting
- Pre-drywall meeting
- Internal QCI (Quality Control Inspection)
- 1-year Termite Warranty
- Homeowner Orientation
- Pre-closing walk through
- 11-month service appointment
- Customer referral program

Included features are subject to change without notice

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