

# \$1,595,000 - Lot 3 Pr Davenport Ln, CHARLOTTESVILLE

MLS® #657242

**\$1,595,000**

4 Bedroom, 4.50 Bathroom, 4,422 sqft

Residential on 2.44 Acres

NONE AVAILABLE, CHARLOTTESVILLE, VA

Custom pre-sale. Roughly \$50k in site prep has already been done on this lot - the well is in (20 gpm), a gravel driveway is in, the homesite has been cleared, and the soil studies are complete. You could build the already designed house or work with the builder to design your own custom home. The price includes a nearly 1,500 sf unfinished basement w/ 9' ceilings. The homesite sits a good distance from the road separated by mature trees creating a very private setting. Proffit Ridge is an established, distinctive Albemarle County neighborhood offering a unique combination of stately, classic homes in a neighborhood setting while offering individual privacy as well! 2-7 acre parcels, steps from Baker-Butler Elementary & moments from the extensive amenities of Hollymead Town Center. The location offers quick access to the Airport & a reasonable commute to Northern VA. Hospitals & major employers w/in 5-10 mins. Conscientious local builder of premium residences who has completed the existing homes in the neighborhood. His availability to his clients is truly noteworthy, as are his skill set & taste levels. Option to build this plan or design your own for this lot.,Granite Counter,Wood Cabinets,Fireplace in Family Room

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | 657242      |
| Price          | \$1,595,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.50        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 4,422       |
| Acres          | 2.44        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Other       |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | Lot 3 Pr Daventry Ln |
| Subdivision | NONE AVAILABLE       |
| City        | CHARLOTTESVILLE      |
| County      | ALBEMARLE-VA         |
| State       | VA                   |
| Zip Code    | 22911                |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Entry Lvl BR, Washer/Dryer Hookup, Master Bath(s) |
| View      | Other, Trees/Woods, Garden/Lawn                   |

### Interior

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Appliances      | Energy Star Appliances, Water Heater - Tankless                                 |
| Heating         | Heat Pump(s)                                                                    |
| Cooling         | Heat Pump(s), Central A/C, Other, Programmable Thermostat                       |
| Has Basement    | Yes                                                                             |
| Basement        | Outside Entrance, Full, Fully Finished, Walkout Level, Interior Access, Windows |
| Fireplace       | Yes                                                                             |
| # of Fireplaces | 1                                                                               |
| # of Stories    | 2                                                                               |
| Stories         | 2 Story                                                                         |

### Exterior

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Exterior        | Stone, Stucco, Fiber Cement Siding, HardiPlank    |
| Lot Description | Sloping, Partly Wooded                            |
| Windows         | ENERGY STAR Qualified, Low-E, Casement, Insulated |
| Roof            | Architectural Shingle                             |
| Foundation      | Passive Radon Mitigation, Concrete Perimeter      |

### School Information

|            |                                 |
|------------|---------------------------------|
| District   | ALBEMARLE COUNTY PUBLIC SCHOOLS |
| Elementary | BAKER-BUTLER                    |
| High       | ALBEMARLE                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2024 |
| Days on Market | 389                  |
| Zoning         | RA                   |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | LORING WOODRIFF REAL ESTATE ASSOCIATES |
|----------------|----------------------------------------|

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