

# \$399,900 - 15b Larkin Ave, CROZET

MLS® #667145

## \$399,900

2 Bedroom, 2.50 Bathroom, 1,571 sqft  
Residential on 0.05 Acres

OLD TRAIL, CROZET, VA

Proposed. The Cameron, a brand new contemporary townhome design in Old Trail. The entry level offers a flex space or home office with an attached one car garage. The main level has a well-appointed L shape kitchen with pantry, living room, half bath, dining, and available deck complete this level. The bedroom level includes dual suites, laundry & linen closet. Premium exterior finishes: James Hardie & metal siding, metal roofing, dark bronze windows, and composite decking. Old Trail is set against the Blue Ridge mountains steps from dining, coffee shop, ACAC Gym, golf course, schools and more! Every home is Pearl GOLD Certified and HERS scored by a third party to ensure quality, comfort, & energy efficiency.,Granite Counter,Maple Cabinets,Painted Cabinets,White Cabinets



Built in 2026

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 667145    |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,571     |
| Acres          | 0.05      |

|            |                        |
|------------|------------------------|
| Year Built | 2026                   |
| Type       | Residential            |
| Sub-Type   | Interior Row/Townhouse |
| Style      | Contemporary           |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 15b Larkin Ave |
| Subdivision | OLD TRAIL      |
| City        | CROZET         |
| County      | ALBEMARLE-VA   |
| State       | VA             |
| Zip Code    | 22932          |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Washer/Dryer Hookup, Master Bath(s) |
| View      | Other                               |
| Has Pool  | Yes                                 |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Energy Star Appliances                                                  |
| Heating      | Heat Pump(s)                                                            |
| Cooling      | Heat Pump(s), Other, Programmable Thermostat, Fresh Air Recovery System |
| # of Stories | 2                                                                       |
| Stories      | 2 Story                                                                 |

### Exterior

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Exterior        | Stucco, Brick and Siding, Fiber Cement Siding      |
| Lot Description | Landscaping, Sloping, Open, Level                  |
| Windows         | Low-E, Double Hung, Storm, Vinyl Clad              |
| Foundation      | Slab, Passive Radon Mitigation, Concrete Perimeter |

### School Information

|            |                                 |
|------------|---------------------------------|
| District   | ALBEMARLE COUNTY PUBLIC SCHOOLS |
| Elementary | BROWNSVILLE                     |
| Middle     | HENLEY                          |
| High       | WESTERN ALBEMARLE               |

### Additional Information

Date Listed

July 22nd, 2025

Days on Market

93

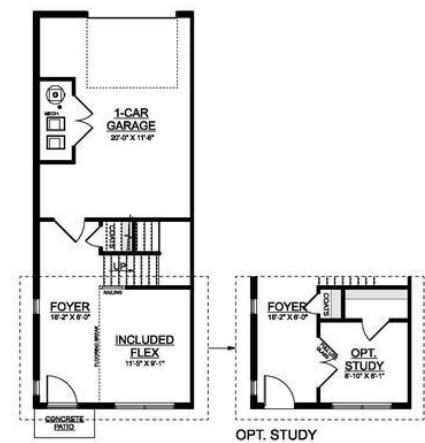
Zoning

PUD

Listing Details

Listing Office

NEST REALTY GROUP



THE CAMERON  
BASEMENT



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