

\$6,900,000 - 6518 Jefferson Mill Rd, SCOTTSVILLE

MLS® #VAAB2000596

\$6,900,000

4 Bedroom, 2.50 Bathroom, 2,100 sqft

Residential on 268.00 Acres

ALBEMARLE, SCOTTSVILLE, VA

Introducing an extraordinary opportunity to own a community of eight single-family homes and five finished lots, with an additional eleven lots permitted by-right, nestled in the heart of Albemarle County. This property is ideally situated within the exclusive 5,000-acre Mount Ida Reserve, offering unparalleled proximity to Charlottesville's finest destinations. Just minutes from the world-renowned Trump Winery and the luxurious Albemarle Estate, as well as the Tasting Room & Tap House at Mount Ida Reserve, this exceptional offering seamlessly combines investment potential with the allure of Virginia wine country.

Set against a backdrop of over 250 acres of rolling hills, The Farms at Jefferson Mill is a picturesque neighborhood of colonial-style homes with extensive road and river frontage. The location provides a rare blend of tranquility and convenience, situated close to downtown Charlottesville and surrounded by some of the region's most prestigious attractions.

Each home and lot in this remarkable neighborhood has been thoughtfully designed for both elegance and functionality. The homes feature hardi-plank siding and range from 2,100 to 3,000 square feet, offering 4-5 bedrooms, 2.5-3.5 baths, an attached 2-car garage, a 20 x 12 deck, and an 1,100-square-foot unfinished walk-out basement, roughed-in for an additional bedroom and bathroom. This cohesive design



simplifies management, making the property ideal for both residential and investment purposes.

Beyond the eight existing homes, the assemblage includes five additional buildable lots and eleven by-right development rights on the remaining acreage, creating a total of 25 potential homes. Existing infrastructure, including underground electric and fiber, is already in place, streamlining future development.

The Farms at Jefferson Mill offers unmatched versatility: it can be operated as a traditional single-family home community or leveraged as a short- or long-term rental investment. The location’s proximity to Mount Ida Reserve, which hosts over 50,000 annual guests, ensures consistent demand for short-term rentals. Historically, long-term rentals have generated an annual income of \$192,000, while short-term rentals have proven even more profitable, with recent earnings of \$245,000 annually and weekend stays fetching \$3,000 each. Coupled with the income potential, the additional by-right development presents a unique upside for an extraordinary investment opportunity.

Built in 2014

Essential Information

MLS® #	VAAB2000596
Price	\$6,900,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	268.00
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	6518 Jefferson Mill Rd
Subdivision	ALBEMARLE
City	SCOTTSVILLE
County	ALBEMARLE-VA
State	VA
Zip Code	24590

Amenities

# of Garages	2
Garages	Garage - Side Entry

Interior

Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank
Foundation	Concrete Perimeter

School Information

District	ALBEMARLE COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	April 30th, 2024
Days on Market	539
Zoning	RA

Listing Details

Listing Office	TTR Sotheby's International Realty
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