

**401 Lochlyn Hill Drive**  
**Special Features and Upgrades**

***Exterior Features***

- Custom-built Arcadia Home in the walkable Lochlyn Hill neighborhood in the heart of Charlottesville.
- Easy access to Pen Park, the Rivanna Trail, and Meadow Creek walking paths.
- Views of the Golf Course and within walking distance of the community playground.
- Wooded parkland behind and to side of home offers privacy.
- Native plantings in front and side garden beds provide year-round color.
- Two levels of outdoor living including a main level screened porch with ceiling fan and outdoor grilling area, and lower-level covered deck with fan all overlooking the private wooded parkland and walking trails behind the home.
- Welcoming covered front porch to enjoy a cup of coffee in the morning.
- Exterior features brick, low-maintenance siding, and energy efficient Pella windows.
- Two-car garage, and 12' encapsulated crawlspace provide extra storage options.
- Bosch 20 seer energy efficient heat pumps.

***Interior Features***

- Stunning modern features throughout this gorgeous custom home including wide plank hardwood flooring, stylish modern light fixtures, and upgraded trim details.
- The open main level floor plan is great for entertaining with stunning windows to let natural light in.
- The home office at the front of the home features sliding pocket doors for privacy.
- The vaulted great room boasts a gas fireplace with natural wood mantle and built-in storage/bar area and expansive windows looking out over wooded surroundings.
- Gourmet kitchen boasts a large quartz island with seating, upgraded stainless-steel appliances including GE gas range and Kitchenaid wall oven, refrigerator and dishwasher, beautiful tile backsplash and expansive walk-in pantry with storage area for small appliances.
- Kitchen opens to light-filled dining area with modern light fixture.
- Main level primary suite features ceiling fan, and custom walk-in closet and ensuite bathroom with double sink vanity and frameless glass, zero-step, walk-in shower.
- Main level laundry/mudroom connects to primary closet and features space for washer and dryer, large sink and storage cubbies.
- Two large bedrooms on second floor each feature large closets and share a full hall bathroom with tub/shower combo.
- Finished, light-filled basement features a large exercise/rec room, an incredible workshop space with side doors for easy access, fourth bedroom and full bathroom. This level offers so many flexible living options, plus French doors leading to the covered deck.
- Unfinished storage space completes the lower level.
- This energy efficient home features two HVAC systems with three zones, plus a tankless hot water heater.



Information on this sheet is provided by the homeowners and is considered accurate but not guaranteed.