

## Property Information



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**Denise Ramey**  
REAL ESTATE

## 1130 Highlands Drive Special Features and Upgrades

### *Exterior Features*

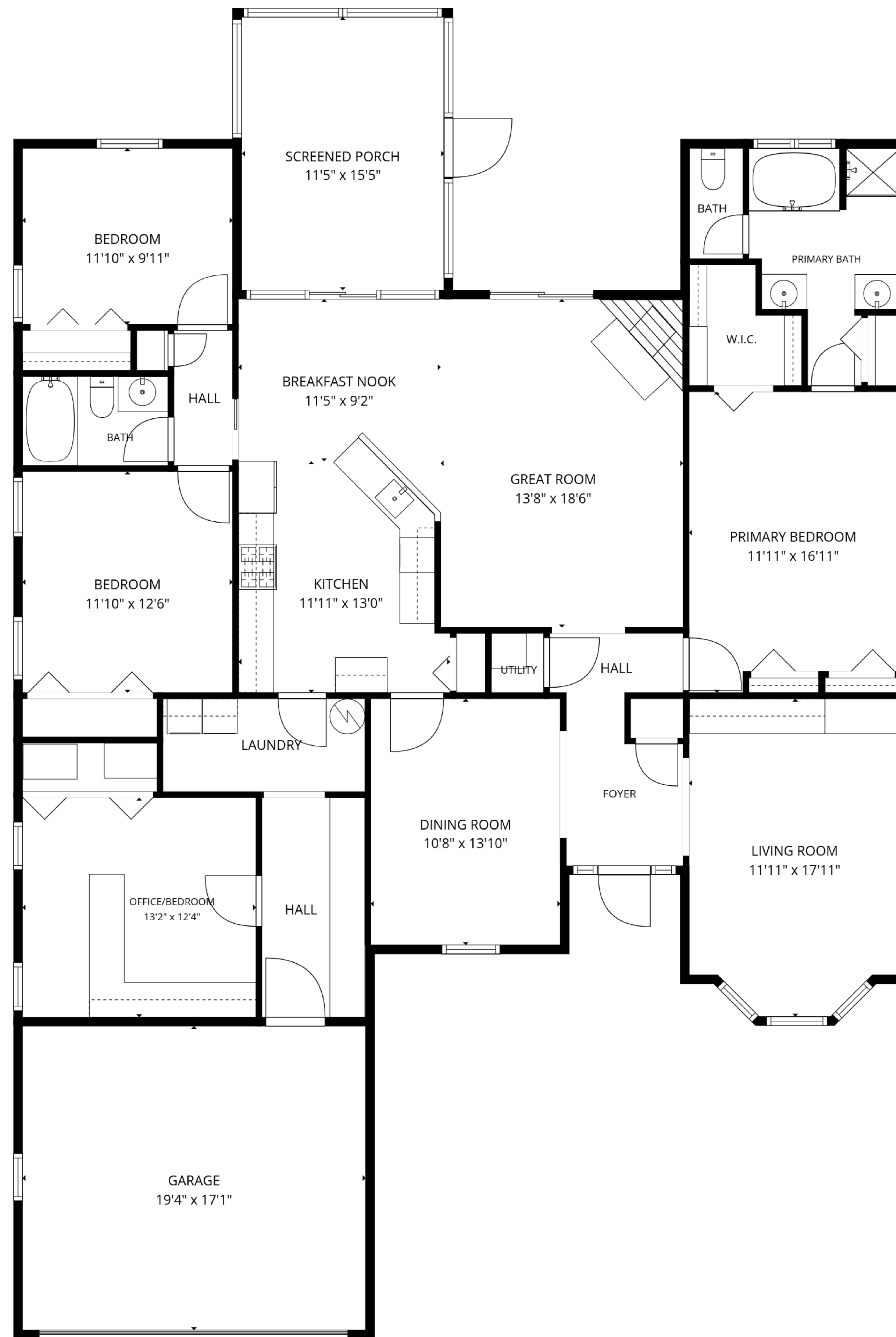
- Located minutes from downtown Crozet, and an easy drive to Charlottesville.
- Private lot with mature plantings.
- Aggregate patio is the perfect spot for a firepit to stargaze and enjoy a fall evening.
- Expansive screened porch extends the living space and provides a spot for outdoor dining and entertaining.
- Four sides of brick for low-maintenance living.
- New roof in 2026.
- 2 car garage with freshly painted automatic door.

### *Interior Features*

- Fresh paint and new carpet throughout the entire interior of this one level home.
- Living room/study at the front of the home features built in desk and bookshelves.
- Formal dining room is a great space to gather with friends and family for holidays.
- Vaulted great room with skylights and wood burning corner fireplace opens to the kitchen for easy entertaining.
- Large kitchen features wood cabinets, stainless steel gas range and dishwasher, large pantry, and eat-in dining area.
- Primary suite features a walk-in closet and two additional closets, private ensuite bathroom with soaking tub and separate shower, linen closet, and two vanities.
- Two additional bedrooms share a hall bathroom adjacent to the kitchen.
- A fourth bedroom currently features a built-in desk and makes a great home office.
- Expansive laundry room with so much storage too!



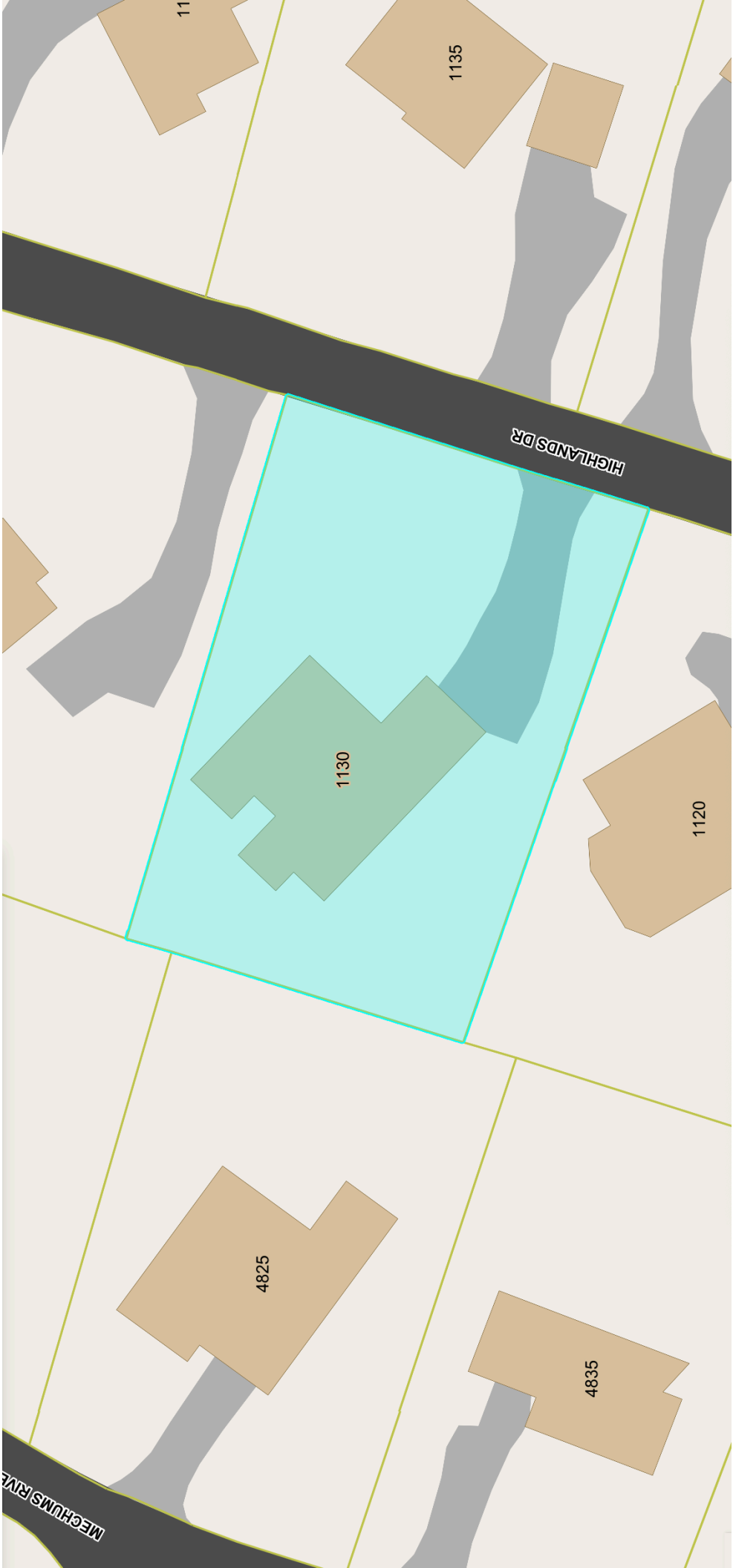
Information on this sheet is provided by the homeowner and is considered accurate but is not guaranteed.



**TOTAL: 2071 sq. ft**

1st floor: 2071 sq. ft

EXCLUDED AREAS: GARAGE: 331 sq. ft, SCREENED PORCH: 175 sq. ft, UTILITY: 10 sq. ft,  
WALLS: 160 sq. ft



**Utility and Homeowner Information**  
**1130 Highlands Drive, Charlottesville, VA 22901**

| <b>Utility</b>              | <b>Electric</b> | <b>Gas or Propane</b> | <b>Water or Well</b> | <b>Sewer or Septic</b> |
|-----------------------------|-----------------|-----------------------|----------------------|------------------------|
| <b>Current Provider</b>     | <b>Dominion</b> | <b>Tiger Fuel</b>     | <b>ACSA</b>          | <b>ACSA</b>            |
| <b>Average Monthly Bill</b> | ~\$180          | ~\$50                 | ~\$75                | Included in Water Bill |

**Home is being sold as an estate sale. Current bills unknown, estimates are from a nearby home.**

| <b>Other Services</b>   | <b>Current Provider (if applicable)</b> | <b>Pick Up Day</b> |
|-------------------------|---|--------------------|
| <b>Cable</b>            | N/A                                     |                    |
| <b>Internet</b>         | N/A                                     |                    |
| <b>Telephone</b>        | N/A                                     |                    |
| <b>Yard Maintenance</b> | N/A                                     |                    |
| <b>Alarm System</b>     | N/A                                     |                    |
| <b>Trash Collection</b> | GFL - \$33/mo                           | Monday             |

| <b>System</b> | <b>Water Heater</b> | <b>HVAC</b> | <b>Roof</b> |
|---------------|---------------------|-------------|-------------|
| <b>Age</b>    | Unknown             | Unknown     | New 2026    |

**Homeowners Association Info**

|                           |   |
|---------------------------|---|
| <b>Dues</b>               | \$60  |
| <b>Frequency</b>          | Annually  |
| <b>Included Amenities</b> | Common Area Maintenance, Snow Removal                           |
| <b>Website/Contact</b>    | <a href="https://hdhoa.avenue.org">https://hdhoa.avenue.org</a> |

**Schools**

| <b>Elementary</b> | <b>Middle</b> | <b>High School</b> |
|-------------------|---------------|--------------------|
| Crozet            | Henley        | Western Albemarle  |

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