

**217 Blackthorn Lane**  
**Special Features and Upgrades**

*Exterior Features*

- Freshly stained covered front porch with charming porch swing welcomes you home.
- Large driveway with plenty of off-street parking.
- Newly stained deck in fenced rear yard is the perfect spot for outdoor dining or grilling.
- Located minutes from I64, and downtown Charlottesville, with convenient access to 5<sup>th</sup> Street Station shops and restaurants.
- Lake Reynovia community's private amenities include a 25-meter swimming pool, tennis courts, a clubhouse with weight room, a playground, and a beautiful lake and beach situated in a valley between Carter's Mountain and the Ragged Mountain range.

*Interior Features*

- Neutral paints, light filled rooms and low-maintenance luxury vinyl flooring all make this adorable cottage home sparkle.
- One level living home features an open floor plan for great flow.
- Great room features a cozy gas fireplace and French doors to the rear yard, plus a ceiling fan for year-round comfort.
- Kitchen features freshly stained wooden cabinets, large peninsula breakfast bar for casual dining and opens to the sunny dining area.
- Two good-sized bedrooms share a fully remodeled bathroom with beautiful, tiled walk-in shower.
- Pull down attic stairs lead to a large, floored storage area.
- Encapsulated crawlspace features 800 square feet of full height (6') basement, lockable, dry storage.



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