

445 Burchs Creek Road
Special Features and Upgrades

Exterior Features

- Classic farmhouse-colonial home on 3+ acres of open, gently rolling land with Blue Ridge Mountain views.
- Full-width covered, wrap-around front porch offers a charming spot to relax.
- Flagstone walkway from driveway to front entry is framed by mature landscaping and pathway lighting.
- Newly added and expanded screened porch with vaulted beadboard ceiling, recessed lighting, and composite decking is a true four-season outdoor room with unobstructed Blue Ridge and pastoral views.
- Composite side deck off kitchen with powder-coated aluminum railing is ideal for grilling.
- Covered lower-level patio features stamped stone pavers.
- Flagstone fire pit patio seating area is the perfect spot for stargazing and entertaining.
- Private exterior entrance to the basement apartment with French doors to the covered patio.
- Attached two-car garage and detached storage shed for tools and equipment.
- Solar panels provide energy efficient power and charge back-up batteries, while a whole house generator provides true peace of mind.
- Invisible Fence yard fence provides pets with room to run.
- Minutes from downtown Crozet, I-64, and 15 minutes to Charlottesville and UVA.

Interior Features

- This meticulously maintained, updated and stylishly designed home is move-in ready!
- Renovation and expansion by Alpha and Omega Construction.
- Two-story foyer with wainscoted walls and a statement lantern pendant, welcomes you in.
- Hardwood floors throughout the main level, lend warmth and continuity room to room.
- Formal dining room with full wainscoting, crown molding, and modern farmhouse lighting is a great space for entertaining.
- French-door sitting room with floor-to-ceiling built-in bookshelves is a flexible space equally suited as a private office, reading room, or playroom.
- Great room with vaulted ceiling, dual skylights, arched transom windows, stone fireplace with custom Craftsman mantel, and flanking built-ins is the clear heart of the home.
- Chefs will love the gourmet renovated kitchen with two-tone cabinetry, white quartz countertops, six-burner professional range, custom painted range hood, and designer tile backsplash. The large center island features an undermount vegetable sink, built-in microwave drawer and is designed for gathering as well as cooking.
- Butler's pantry with matching cabinetry, quartz counters, and glass-front uppers offers exceptional storage and prep space
- Main-level laundry room features stacked washer/dryer and butcher block folding counter.
- Primary suite features hardwood floors, pastoral views, and custom his and hers built-in walk-in closet organization system, plus a renovated primary bath with dual quartz vanities, frameless glass shower with marble-look tile, glass block window, and separate water closet.
- Upstairs, one guest bedroom features a private ensuite bathroom while two additional bedrooms share a jack and jill bathroom. All bedrooms feature large closets and ceiling fans, and all upstairs bathrooms feature new countertops.
- The lower level features a self-contained 1 BD/1 BA basement apartment with private entrance that is great for multigenerational families, renters, or for guests! This unit has been rented previously for \$1400/mo.
- Additional storage space in basement too!



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