

403 Carrsbrook Drive
Special Features and Upgrades

Exterior Features

- Updated all-brick, split-foyer home is conveniently located near Hollymead, NGIC, and Route 29 shops and businesses with easy access to UVA and UVA Health.
- Established neighborhood features large shade trees, and lush landscaping offers privacy in the rear of the home.
- Expansive patio features a covered pergola, and multiple areas for outdoor entertaining.
- Detached two car garage features a 220V outlet for EV charging and large workshop/storage area in rear.
- Storage shed in driveway for outdoor toys and equipment.
- Invisible Fence underground dog fence.

Interior Features

- Well maintained home with more than meets the eye!
- Split foyer leads to a main level with hardwood floors and neutral paints throughout.
- Front living room opens to the light-filled kitchen and dining area.
- Kitchen boasts oak cabinets, ample counter space, and new dishwasher (2024), with an eat-in dining space and large picture window.
- Cozy den features a brick wood-burning fireplace.
- Home office/sunroom on the main level too!
- Main level primary suite features a remodeled ensuite bathroom (2021) and large closet.
- Two additional main level bedrooms share a remodeled hall bathroom (2023).
- The walk-out lower level boasts an expansive rec room with wood stove and built-in shelving, a flexible room that could be a home office, bedroom, bonus room and a full bathroom.
- The lower level also features a kitchenette area with washer/dryer, and mudroom, and could make a great apartment for in-laws or nanny, or income generating space.



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