

## 731 Orangedale Avenue Special Features and Upgrades

### *Exterior Features*

- Completely renovated duplex in Downtown Charlottesville is minutes to UVA Hospital, Martha Jefferson Hospital, 5<sup>th</sup> St Station Shopping, and Downtown Mall.
- Relax and entertain outdoors on the expansive multi-tiered deck updated in 2019 and featuring mature trees to provide shade.
- Detached shed with climate control and electricity could be a studio, home office, or workout space.
- Fenced back yard backs to Forest Hills Park – a City park with playgrounds, green space, walking trails, and spray ground!
- Off street parking area for up to 4 cars!

### *Interior Features*

- Fully renovated home with open concept design is great for entertaining.
- New paint throughout the interior.
- Luxury vinyl plank flooring throughout the main level and second floor hallway is low maintenance and stylish.
- Completely remodeled kitchen has been completely opened and modernized! You'll love the large functional island, white cabinets with quartz counter tops, and stainless-steel appliances including a new fridge (2025), new microwave and dishwasher (2021) and updated oven.
- The great room features a wood burning fireplace with new mantle to keep cozy year-round.
- Thoughtful built-ins and hidden storage areas throughout the home are functional and practical! Don't miss the hidden dog kennel beneath the stairs!
- The large primary bedroom features an open walk-in closet and ensuite bathroom with frameless glass walk-in shower featuring double shower, rain head, new flooring, new fixtures, lighted mirror and new window.
- Upstairs two bedrooms share a renovated full bathroom with new fixtures, new sliding doors on tub, and new tile and vanity.
- Laundry area on the main floor for convenience.
- Updated HVAC (2023).
- Ting Fiber high speed internet (available in the neighborhood) makes working from home a breeze!



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