

Property Information



170 Baylor Lane
Special Features and Upgrades

Exterior Features

- Charming home located minutes from I-64, 5th Street Station and Downtown Charlottesville.
- Home overlooks the Rivanna Trail, and Moores Creek providing a peaceful back yard oasis.
- Seasonal views of Carter's Mountain, Montalto and Monticello.
- Updated composite decks located on main level and terrace level (with pergola) with cable railings to provide unimpeded views of the creek below.
- Fenced and gated yard with terraced gardens and patio.
- Covered front porch with rocking bench to enjoy a morning cup of coffee, and glass storm door provides protection from elements while letting additional light in.
- 12 solar panels on roof provide energy efficient power.
- One-car garage features storage racks, and cabinetry with lighting.

Interior Features

- Hardwood floors throughout the main level sparkle in this light-filled home.
- Freshly painted stairwell, and light filtering cellular blinds throughout the home.
- Open floor plan with light-filled great room, dining room and kitchen is great for entertaining.
- New Anderson slider door leads to deck.
- Kitchen features maple cabinets, stainless appliances including a new LG refrigerator, and under cabinet lighting.
- Extended cabinetry provides extra storage in dining area.
- Upstairs, a large loft space could make a great home office.
- Primary bedroom features a walk-in closet with window and built-in storage, plus an ensuite bathroom with heated tile flooring, soaking tub, updated walk-in shower and double sink vanity. Two side windows with shutters for privacy were added.
- Two additional bedrooms each feature large closets and share a full bathroom on the upper level.
- Laundry room on the bedroom level for convenience.
- Fully finished walk-out basement provides flexible living space and extra storage! Large rec room could be a media room, exercise area or play space, and includes built-in bookshelves, and a closet with custom cabinetry.
- Full bathroom with tub/shower completes the lower level.



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

Utility and Homeowner Information
170 Baylor Lane Charlottesville, VA 22902

Utility	Electric	Natural Gas	Water	Sewer
Current Provider	Dominion/Solar	City of Charlottesville		
Average Monthly Bill	\$8.28	\$55		

Other Services	Current Provider (if applicable)
Cable	DirecTV
Internet	BrightSpeed
Composting	Black Bear - \$22/mo
Yard Maintenance	N/A
Alarm System	N/A
Trash Collection	GFL - \$40/mo

Systems

System	Water Heater	HVAC 1	HVAC 2	Roof
Age (years)	17	10	~1	17

Schools

Elementary	Middle	High School
Jackson Via	Walker & Buford	Charlottesville

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