

395 Ivy Vista Drive Special Features and Upgrades

Exterior Features

- Custom-built one level home is a nature lovers dream!
- Surrounded by woodlands with creeks to explore on 22+ acres yet minutes from Charlottesville and Crozet.
- Beautifully maintained flower and vegetable gardens with deer fencing.
- Covered front porch with porch swing is a welcoming entrance.
- Composite screened porch with roll down sunshades is a lovely spot to enjoy a meal, or a quiet book.
- Multiple composite decks are great for entertaining and provide access to the kitchen gardens and meticulously maintained flower beds.
- Attached three-car garage offers storage and convenience.
- Generac generator powers septic, well and HVAC units for peace of mind in stormy weather.

Interior Features

- Lovingly maintained home custom built by Fairfield Classic Homes features main level living in a private natural setting.
- Natural light flows through the home with fresh neutral paint, and gleaming antique heart of pine hardwood flooring throughout the main level common areas.
- The heart of the home is the vaulted open great room with 12' ceilings, built-in bookcases and three-sided, stone, gas fireplace.
- Entertainer's kitchen features hickory cabinets, granite countertops, and "apple cider barrel" wrap around bar with seating. Stainless appliances include a Dacor gas range, double wall oven, updated Kitchenaid (2021) stainless refrigerator, under cabinet microwave and dishwasher. A secondary bar space features glass cabinets for the mixologist, and the built-in desk area offers a spot to keep organized.
- A butler's pantry behind the kitchen features open shelving storage, a secondary refrigerator, large pantry and Bosch washer and dryer.
- Home office on the main level inspired by Monticello with its octagonal design features built-in bookshelves and could also be a fourth bedroom or nursery.
- The main level primary suite with hardwood floors is a quiet sanctuary. Enjoy a glass of wine on the balcony or relax in the ensuite bathroom with soaking tub and separate shower.
- The full walk-out basement features a large rec room with ceiling fan and French doors to the back yard.
- Two spacious bedrooms and a full bath with frameless glass shower complete the finished basement areas.
- A large unfinished room currently used for storage features a rough-in plumbing for a full bathroom and could be completed to use as fourth bedroom.
- New main level HVAC installed in April 2026.



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