

## 620 Hightop Drive Special Features and Upgrades

### Exterior Features

- This custom home Designed by Sunbiosis and built by Peter Johnson, reflects a contemporary farmhouse aesthetic executed with precision and care, and is perfectly placed to harmonize with nature in the desirable Bundoran Farm Community
- Bundoran Farm is a 2,300-acre conservation community in North Garden, VA, approximately 20 minutes south of Charlottesville and the University of Virginia with access to 15 miles of maintained trails, community lakes, and working farmland, cattle, orchard, and Pippin Hill Farm and Vineyards within the community.
- Convenient to UVA, UVA Health, and Charlottesville's Downtown Mall
- 22+ private acres in the Virginia Land Conservancy with sweeping valley and Blue Ridge Mountain views.
- Wooded acreage behind the home extends to the mountain ridge.
- Covered front porch with beadboard ceiling leads to a white pergola-style deck along the valley-facing elevation.
- Flagstone patio with fire pit seating area overlooking the valley with Pippin Hill in the distance.
- Established, native, drought and tick resistant, perennial gardens with ornamental trees, layered shrubs, and flagstone paths with lit steps.
- Relax in the Zen garden with natural stone waterfall surrounded by privacy plantings.
- 750 gallon rain barrel below ground collects rainwater for irrigation.
- Detached finished studio with ship-lap siding and standing seam metal roof, connected to the main house by a fenced gravel courtyard with raised garden beds
- Relax on the screened porch with ceiling fan and take advantage of the private shaded rear elevation of the home.
- Walkout lower-level French doors open directly to grade and another private deck where you can hear the bubbling waterfall.

### Interior Features

- Age-in-place, main level living floor plan features a Zen-like interior with soft neutral colors, light-filled rooms, oak hardwood floors, and clean lines throughout.
- The great room features a vaulted ceiling with exposed beams, gas fireplace with floor-to-ceiling black accent tile, and a stunning view over the bucolic valley. Custom window shades allow sunlight to filter in and help control temperatures.
- Gourmet kitchen features a large center island with quartz counters and vegetable sink, modern cabinetry and stainless-steel appliances including a professional-grade gas range. Beautiful solid porcelain backsplash blends seamlessly with the countertops and farmhouse sink overlooks peaceful back yard.
- Open floor plan with dining area that flows into great room is perfect for entertaining.
- Main level primary suite features more views, double glass doors to access deck, two large closets and ensuite spa-like bathroom with freestanding soaking tub and curbless entry steam shower.
- Laundry area features a utility sink, upright freezer and extra storage.
- Upstairs, two bedrooms share a full hall bathroom with walk-in shower.
- Partially finished basement includes a wine cooler and storage area. Unfinished walk-out basement is ready for future expansion, with rough-in plumbing for a full bathroom with HVAC ducts.
- Studio is currently used as a workshop and private home office and features a side deck and HVAC system.
- Encapsulated crawl space, and whole house air filter provide peace of mind.



Information is provided by current homeowners and is considered accurate but not guaranteed.