

92 Rooster Ridge Road Special Features and Upgrades

Exterior Features

- Fully renovated cottage on 8 secluded wooded acres located minutes from Wintergreen Resort, with easy access to award winning wineries, breweries and restaurants.
- Wide covered front porch is the perfect spot for a morning cup of coffee to watch the sun rise.
- Brick firepit is the perfect spot to stargaze and enjoy s'mores and a beverage after a long day of adventure.
- New gravel driveway (2024).
- Freestanding garage that could also be finished as a fun entertaining space and a second shed for yard equipment and tools.
- Septic system distribution box and line into the house replaced and fully inspected (2023)
- New French drain (2024) helps keep the foundation dry.

Interior Features

- Turnkey ready rental property at the base of Wintergreen, just minutes from Nellysford.
- Also available fully furnished!
- New LVP flooring throughout, new upgraded light fixtures, and light-filled spaces make this home move-in ready.
- Spacious living room is a great spot for everyone to gather at the end of the day.
- Fully remodeled kitchen has everything a chef could need, including all new stainless-steel appliances, new honed granite countertops, modern tile backsplash, floating upper shelves and a reclaimed antique shop counter island that is the focal point of the kitchen.
- Enjoy meals in the eat-in dining space.
- Two main-level bedrooms each feature new ceiling fans, large closets and LVP flooring.
- Full bathroom on the main level features a corner shower, and all new hardware and fixtures.
- Upstairs, enjoy some quiet time in the loft space.
- Two additional bedrooms including a large primary bedroom share an updated bathroom on the upper level with new fixtures.
- Energy efficient new HVAC system and ductwork added in Jan 2023, Energy Recovery Ventilator fresh air intake added.
- New electric panel, switches and plugs in Jan 2023.
- New Hot water heater in Jan 2023.
- New UV whole house and sediment filters added in addition to new water pressure tank.
- All new drywall ceilings, new subfloor.
- Ring Cameras.



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