

Property Information



1411 Trinity Way
Special Features and Upgrades

Exterior Features

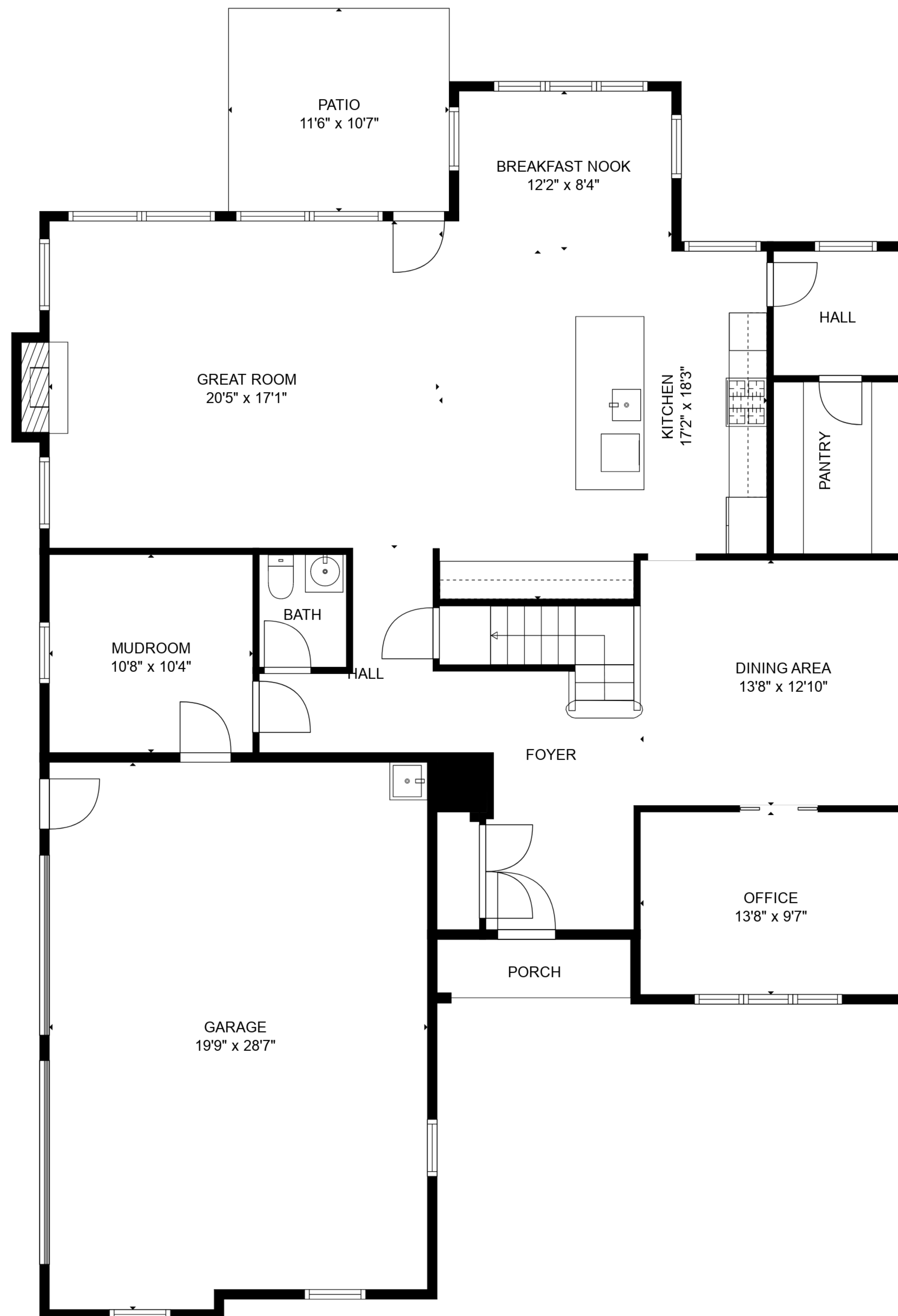
- Beautiful brick home on a .46 acre flat lot in Foothill Crossing with Mountain Views.
- Large patio for outdoor dining and entertaining.
- Stylish home features brick and fiber cement Hardie plank siding exterior and covered front porch.
- Two-car, side-entry includes a side entry door and extra storage space.
- Easy walk to Crozet Greenway trails leading to Crozet Park, reservoir, and downtown shops and restaurants!

Interior Features

- Solid wood door with glass panes, transom, and sidelight welcome you into this well-maintained Craig Builders home.
- With gleaming wide planked maple hardwood floors throughout the main level, neutral paint colors and white blinds, this like-new home is move-in ready!
- Formal dining room at the front of the home features tray ceiling and is the perfect spot for hosting a gathering.
- Gourmet kitchen features white cabinets with soft-close doors and drawers, granite counters, tile backsplash, and stainless appliances including updated gas range, under cabinet microwave, and dishwasher. Kitchen also features a light-filled breakfast nook for casual dining, and large walk-in pantry.
- Light-filled great room features gas fireplace and is open to the kitchen - great for entertaining!
- Mudroom with tile flooring, built-in cubbies and bench leads to the oversized garage.
- You'll love the spacious owner's suite with space for a seating area, two walk-in closets and a spa-like bathroom with large frameless glass shower, soaking tub, and double vanity.
- Two guest suites each include large closets and private ensuite bathrooms.
- Third additional bedroom features large closet and connects to a fourth full hall bathroom.
- Bonus room above garage is pre-wired for projection screen making it a great media/workout room, or it could be a fifth bedroom if desired.

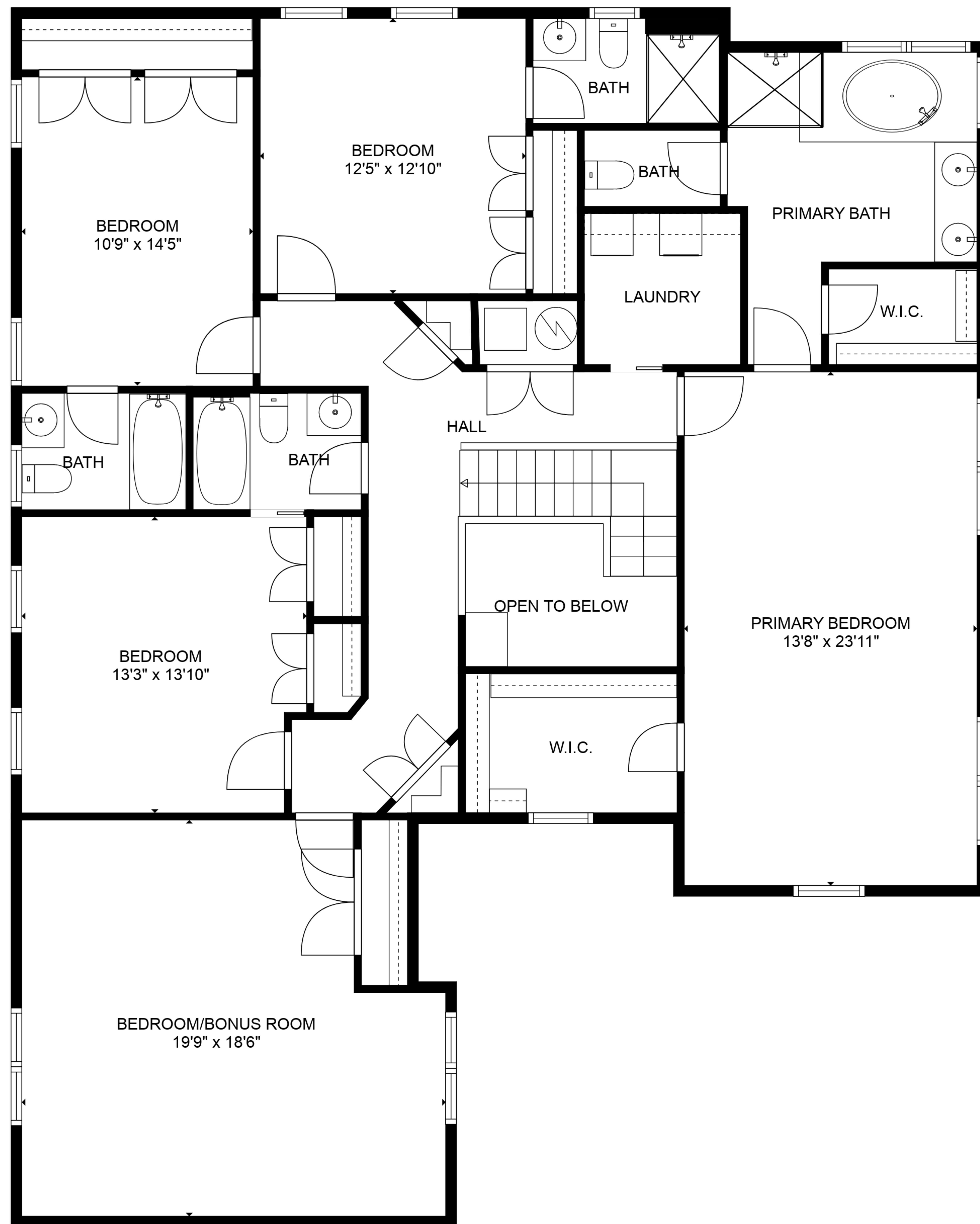


Information provided by homeowners and is considered accurate but not guaranteed.



TOTAL: 3543 sq. ft
FLOOR 1: 1567 sq. ft, FLOOR 2: 1976 sq. ft
EXCLUDED AREAS: GARAGE: 554 sq. ft, PATIO: 122 sq. ft, PORCH: 31 sq. ft,
FIREPLACE: 8 sq. ft, OPEN TO BELOW: 57 sq. ft
WALLS: 231 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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PIN: 056K0-00-04-06200



5422

36

1405

56K--04-63

929

56K-03--65

937

56K-03--66

1411

56K--04-62

1402

56K--04-41

1408

56K--04-42

1414

1423

56K--05-60

1420

56K

20 m

100 ft

Utility and Homeowner Information
1411 Trinity Way, Crozet, VA 22932

| Utility | Electric | Gas or Propane | Water or Well | Sewer or Septic |
|----------------------|----------|----------------|---------------|------------------------|
| Current Provider | Dominion | Foster | ACSA | ACSA |
| Average Monthly Bill | \$180 | \$50 | \$80 | Included in Water Bill |

| Other Services | Current Provider (if applicable) | Pick Up Day |
|------------------|--|-------------|
| Cable | Xfinity | |
| Internet | Xfinity | |
| Telephone | N/A | |
| Yard Maintenance | N/A | |
| Alarm System | Appalachian Tech | |
| Trash Collection | Owner Contracted – Neighborhood Disposal - \$36/mo | Wednesday |

| System | Water Heater | HVAC | HVAC2 | Roof |
|--------|--------------|------|-------|------|
| Age | 8 | 8 | 8 | 8 |

Homeowners Association Info

| | |
|--------------------|---|
| Dues | \$570 |
| Frequency | Annually |
| Included Amenities | Common Area Maintenance, Snow Removal, Curb Strip Trees |
| Website/Contact | https://www.foothillcrossinghoa.org |

Schools

| Elementary | Middle | High School |
|------------|--------|-------------------|
| Crozet | Henley | Western Albemarle |

Info on this sheet is provided by current owners and is believed to be accurate.