

140 Lynx Farm Lane

Special Features and Upgrades

Exterior Features

- Custom-built farmhouse is a nature lovers dream!
- Surrounded by woodlands with walking trails and creeks to explore on 4+ acres yet minutes from Charlottesville and Crozet.
- Cleared yard to run and play with fenced raised bed gardens, grapevines, fig trees and so much more.
- Wrap-around covered bluestone porch to enjoy the outdoors while dining or sipping a morning cup of coffee.
- Bee hives on site (if desired).
- Attached two-car garage offers storage and convenience.
- Solar panels and geothermal heat pump provide energy efficient power to this eco-friendly home.

Interior Features

- Lovingly maintained home is full of natural light with neutral paints, and gleaming hardwood flooring throughout.
- Formal dining room features a large bay window and space for a large gathering. Butler's pantry with built-in storage and walnut countertops is an entertainer's dream!
- Modern gourmet kitchen features walnut (harvested from the property) countertops, white cabinets, and breakfast bar with seating for 3-4. Stainless appliances include a gas range, stainless refrigerator, and new dishwasher.
- The great room features a brick wood-burning fireplace for year-round comfort.
- Home office on the main level could also be a fourth bedroom.
- The second-floor primary suite with cherry hardwood floors is a quiet sanctuary. Enjoy a glass of wine by the wood-burning fire on a chilly night and relax in the ensuite bathroom with soaking tub and separate shower.
- Each of the other two bedrooms on the upper-level feature private ensuite bathrooms and large walk-in closets.
- Second floor laundry makes wash day a breeze!
- The full walk-up basement features a large rec room with ceramic tile floors and full bathroom. Rough-in plumbing for a future kitchenette and sauna for future expansion.
- Oenophiles will love the wine cave – built into the foundation with exposed concrete to keep wines at the ideal temperatures.
- Additional storage spaces complete the basement level!



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