

Property Information



3536 Preddy Creek Road
Special Features and Upgrades

Exterior Features

- Custom-built home in Preddy Creek is perfectly placed on 2.4 acres of secluded land.
- Conveniently located just minutes from Route 29, yet this home feels like a private sanctuary.
- Expansive rear composite wood deck for outdoor dining and entertaining features a gate for security.
- Patio area with stone pavers accessed from lower level.
- Garden area with 6' fencing to protect from grazing deer or keep the dogs secure while still enjoying the rest of the yard.
- Two-car garage offers plenty of storage!
- New gutter guards for easy maintenance.
- Updated HVAC systems with dual zone.

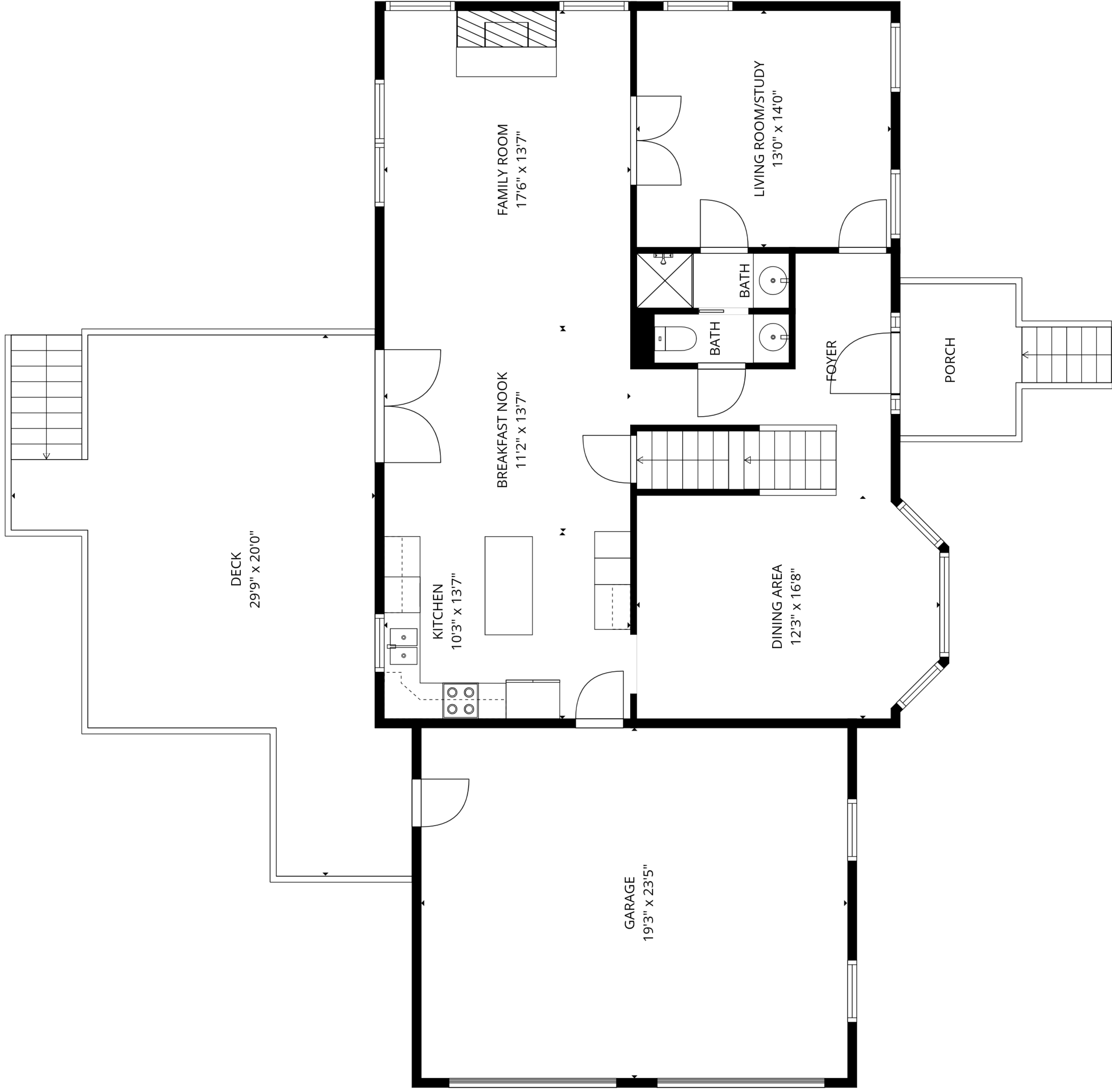
Interior Features

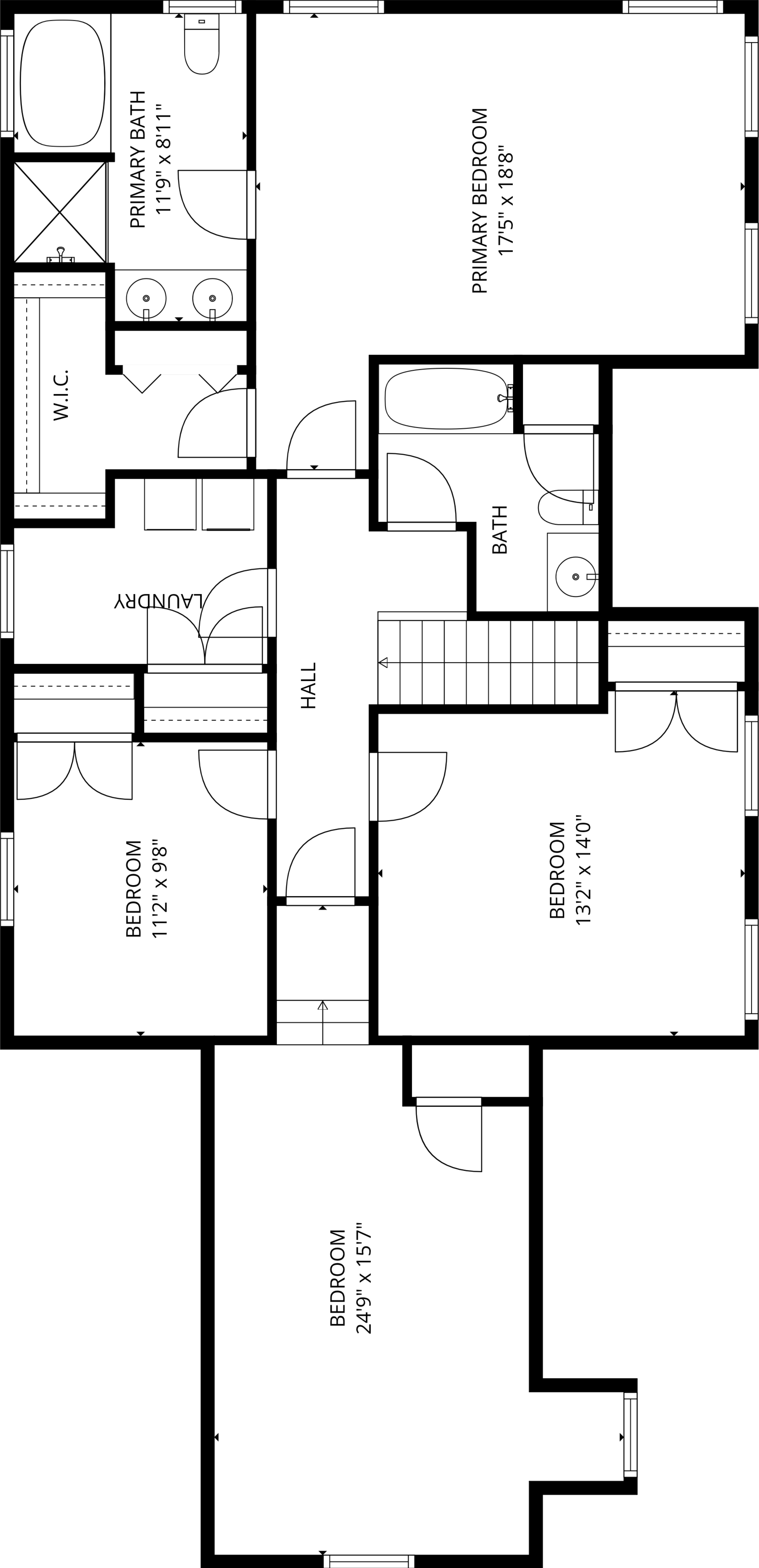
- Meticulously maintained home is full of upgrades
- Large, light filled rooms, custom window treatments, hardwood floors on the main level and second floor hallway all help this home shine.
- Well-built home features 2x6 exterior framing, and upgraded Berber style carpet throughout the basement and second floor bedrooms.
- Grand foyer welcomes you into this beautiful home.
- Formal dining room with arched doorways and features space to host a large gathering.
- Great room boasts a ceiling fan and stone fireplace with gas insert.
- Gourmet kitchen boasts maple cabinets, granite countertops, stainless appliances, and functional island.
- Breakfast nook adjacent to the kitchen features a spot for casual meals.
- Upstairs, the large primary suite features a private ensuite bathroom with jacuzzi soaking tub, separate shower, and dual sink vanity. Large walk-in closet features a secondary linen/shelving area for out of season storage.
- Two large bedrooms each feature a large closet, and a bonus room that could also be a 4th bedroom all share a full bathroom with linen closet.
- The large laundry room with pedestal washer and dryer is located on the second floor for convenience.
- Walk out lower level is an entertainer's delight!
- Large rec room area features roughed in plumbing for a future wet bar and features French doors that lead to the large patio.
- A den/storage area, media/playroom and full bathroom complete the lower level.



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







Jul 12 06 04:42p
Mar 02 06 12:12p

Gerald Corridon
Voe & Bobby Montgomery

434 9741760
434-910-1339

p.3
p.0

Jan. 9. 2005 1:17AM 07-ACE REAL ESTATE LLC REALTY

No. 5895 WP. 2/7

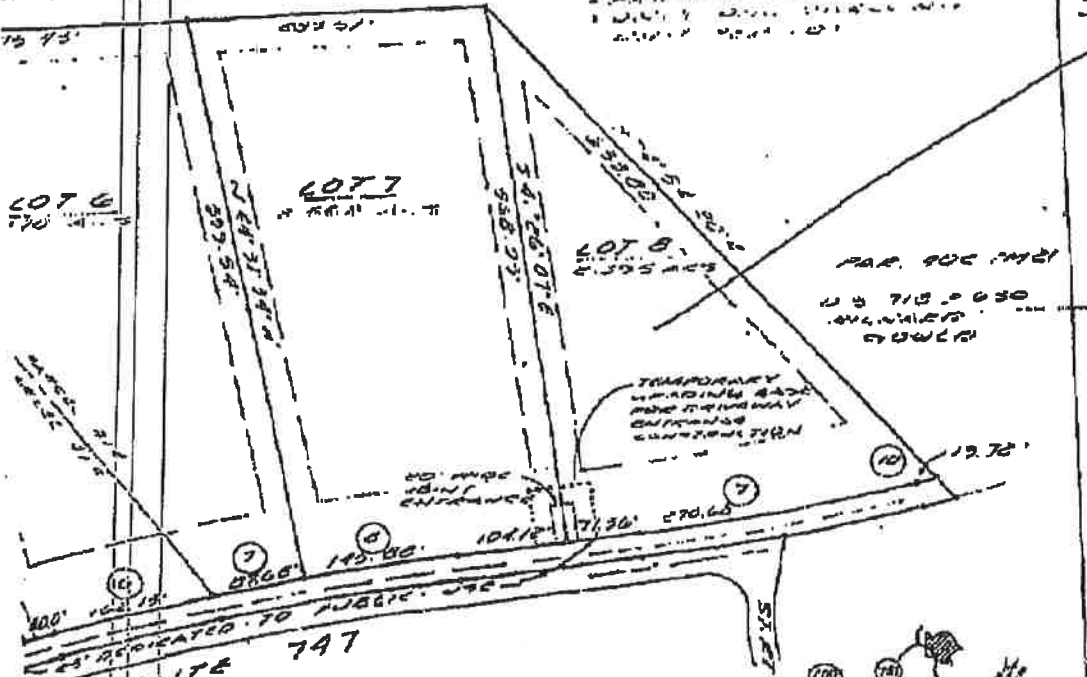
UNIT OF MEASUREMENT
176 OR VIRGINIA, TO WIT:
FOREGOING INSTRUMENT HAS
NOTED BEFORE THE
DAY OF JUNE, 1988
IN THE PRESENCE OF THE
COMMISSIONER OF THE
MAY WHERE 1771 BOWLING

CERTIFICATION:
THIS IS A CORRECT AND
ACCURATE PLAN.

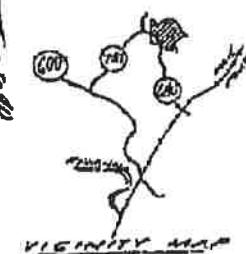
[Signature]
ARTHUR F. CORRIDON
LAND SURVEYOR

IF IRON PINS TO BE SET AT ALL CORNERS.
SETBACKS 75' FRONT 25' SIDE 25' REAR
FURTHER SUBDIVISION OF THIS PROPERTY WITHOUT
SPECIAL USE PERMIT.
PROPERTY STANDING IN THE NAME OF "DEER TRACK LAND SURV.
2005: CHARLES W. HART, SHIRLEY FISHER
BOX 207 INABLOTTSVILLE VA. 22706
IF & WHEN BY PRIVATE WELL & SEPTIC SYSTEM.
IF & WHEN HAVE NO FURTHER DEVELOPMENT RIGHTS.
IF & WHEN 0.015 P 170
IF & WHEN 17 PARCEL 51C, P 170 747

SUBJECT



NOTE:
EACH PARCEL SHOWN HEREON
HAS A BUILDING SITE IN EXCESS
OF 10,000 S.F. WITH A SLOPE
OF LESS THAN 25%



DIVISION OF
SHOWN ON SHEET 33
OFF MAP
TRIAL DISTRICT
PLANNING
F.A. ASSOCIATES, LTD.
PLANNING
100, VIRGINIA



Utility and Homeowner Information
3536 Preddy Creek Road, Charlottesville, VA 22911

Utility	Electric	Gas/Propane	Water	Sewer
Current Provider	Rappahannock	Amerigas	Well and Septic Systems	
Average Monthly Bill	\$135	\$20	\$0	

Other Services	Current Provider (if applicable)
Cable	N/A
Internet	BrightSpeed
Telephone	N/A
Yard Maintenance	N/A
Alarm System	N/A
Trash Collection	Neighborhood Disposal \$40/mo

Systems

System	Water Heater	HVAC1	HVAC 2	Roof
Age	18	2	7	18

Schools

Elementary	Middle	High School
Baker-Butler	Lakeside	Albemarle

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