

Property Information



180 Lynx Farm Lane

Special Features and Upgrades

Exterior Features

- Charming cottage is a nature lovers dream!
- Surrounded by woodlands with walking trails and creeks to explore on 1.6+ acres yet minutes from Charlottesville and Crozet.
- Enjoy a morning cup of coffee on the sunny front porch or entertain, grill or dine on the covered rear porch.
- Attached oversized one-car garage offers storage and convenience.

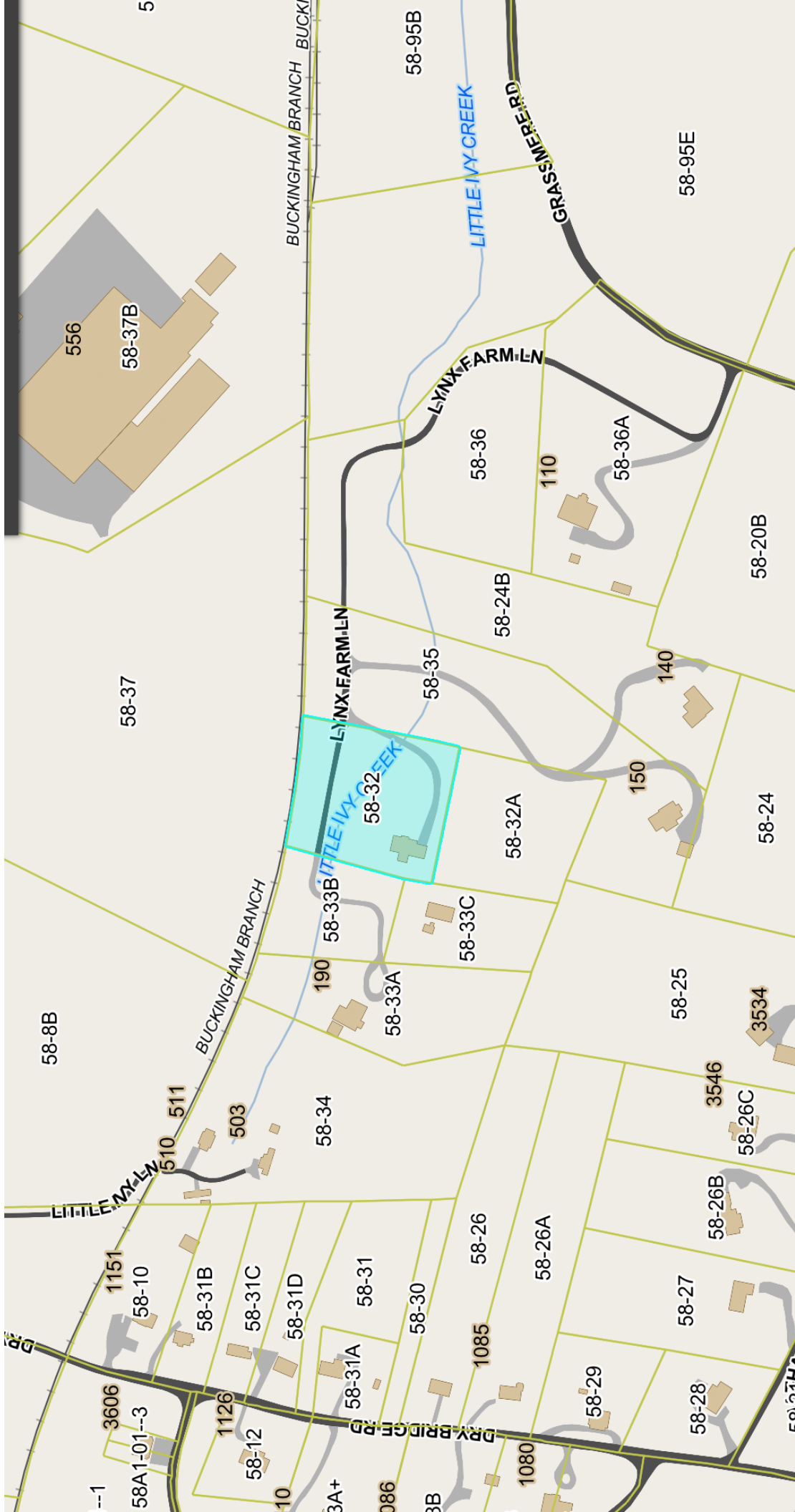
Interior Features

- Lovingly maintained one-level home is full of natural light with gleaming hardwood flooring throughout the common spaces.
- Open floor plan features a great room with brick wood-burning fireplace for year-round comfort.
- Practical and polished kitchen boasts white cabinets and appliances including a new dishwasher (March 2026). Peninsula features white beadboard accent.
- Eat-in dining area and large pantry in the kitchen too!
- Primary bedroom features a ceiling fan, ensuite bathroom with soaking tub, separate shower and dual sink vanity, plus a large walk-in closet.
- Guest bedroom could also be a home office!
- Full bathroom features a tub/shower combo.
- Laundry area just outside the primary suite includes updated washer and dryer (2024).
- Pull-down attic provides storage.



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





Utility and Homeowner Information
180 Lynx Farm Lane, Charlottesville, VA 22903

Utility	Electric	Gas/Propane	Water	Sewer
Current Provider	CVEC	Amerigas	Well and Septic Systems	
Average Monthly Bill	\$150	Filled as needed ~\$100/fill up	\$0 Septic pumped April 2026	

Other Services	Current Provider (if applicable)
Cable	DirecTV
Internet	BrightSpeed
Telephone	N/A
Yard Maintenance	N/A
Alarm System	N/A
Trash Collection	GFL \$60 /mo for trash and recycling

Systems

System	Water Heater	HVAC	Roof
Age	13	13	13

Schools

Elementary	Middle	High School
Murray	Henley	Western Albemarle

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