

1967 Via Florence Special Features and Upgrades

Exterior Features

- Meticulously maintained home in Fontana just a short walk to clubhouse, pool and tennis/pickleball courts, and is convenient to UVA, Sentara Martha Jefferson Hospital, and Downtown Mall.
- This home has full privacy on three sides - two sides are wooded acreage (HOA common areas) and the third is a tree screen.
- Spacious screened porch with Eze Breeze windows (2017) provides three-season enjoyment. Composite wood stairs with solar lighting lead to terrace below.
- Terrace level paver patio features built-in firepit with built-in seating for stargazing and marshmallow roasting.
- Covered front porch is a perfect spot to enjoy a morning cup of coffee.
- Freshly painted front door welcomes guests with a cheerful pop of color!
- Garden space in the rear features 2 raised beds with deer fencing.
- Large two car garage with Level 2 EV charger and with suspended storage.
- New roof (2024) for peace of mind features updated gutters with leaf guard.
- Five outdoor Ring cameras provide security.
- This home is solar ready with a new roof and all electric appliances!

Interior Features

- This light-filled, meticulously maintained home is move in ready and feels like new!
- You'll love the wide-plank hardwood floors on the main level (2025) and window treatments throughout the home.
- Flexible living spaces with columns and an upgraded gas fireplace and surround (2025); create options for a playroom, sitting room, and/or formal living room.
- The modern kitchen features updated painted cabinets, with solid surface countertops, and tiled backsplash. Chefs will love the high-end gas stove, and other updated stainless-steel appliances including new dishwasher (2022) and new refrigerator (2025).
- The vaulted dining area features a modern farmhouse light fixture and three walls of windows. Or eat a casual meal at the breakfast bar.
- Main level owner's suite features two separate closets and ensuite bathroom with cork flooring. Relax in the soaking tub or separate shower with frameless glass door. Handheld sprayer and grab bars for aging in place.
- Two additional large bedrooms on the opposite side of the main level provide privacy and each feature ceiling fans and large closets share a full bathroom with step-in shower.
- A mudroom/laundry room on the main level features new washer and dryer (2025).
- Upstairs a bonus room offers space for a fourth bedroom or private home office.
- The walk-out basement features a large rec room with electric fireplace, mounted 65"TV, LVP flooring, wet bar with cabinets made of reclaimed old growth poplar and quartz counter, a wine cooler, and open gaming/workout space.
- A flexible basement space could be a private office or crafting room, and full bathroom features a deep soaking tub.
- Woodworkers will love the workshop with some storage cabinetry (attached cabinets convey).
- Bonus room and Basement feature ductless mini-split HVAC systems and the central Lennox high efficiency heat pump and AeroSeal duct sealing were new in 2024. Electric hot water heater is new in 2026.
- Over 1000 square feet of storage in this home including two spaces in basement, and multiple large closets.



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