

**1179 Blue Ridge Avenue**  
**Special Features and Upgrades**

***Exterior Features***

- Charming all-brick home in the heart of Crozet!
- Short walk to Downtown Square area restaurants, shops, coffee shops, bakeries library and grocery store.
- Expansive, freshly painted fence surrounds rear yard with so much room to run!
- Freshly painted oversized deck is the perfect spot for outdoor dining and entertaining!
- Mountain views from the front of the home are incredible!
- Updated windows throughout.

***Interior Features***

- Updated and refreshed home with one-level living is move-in ready for you!
- Updated HVAC, and new foundation drainage for peace of mind
- Refinished hardwood floors, new fresh paint throughout the home sparkle in the natural light.
- Updated kitchen features maple cabinets, modern appliances and a breakfast bar for casual dining.
- Large dining area adjoins the kitchen.
- The large primary suite features an updated ensuite half bathroom with pedestal sink.
- Two additional bedrooms share an updated full bathroom.
- Unfinished walk-out basement offers space for future expansion with a wood burning fireplace, and washer/dryer.



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