

This extraordinary offering is located just 10 miles from Charlottesville and the University of Virginia.

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WILLOWBROOK

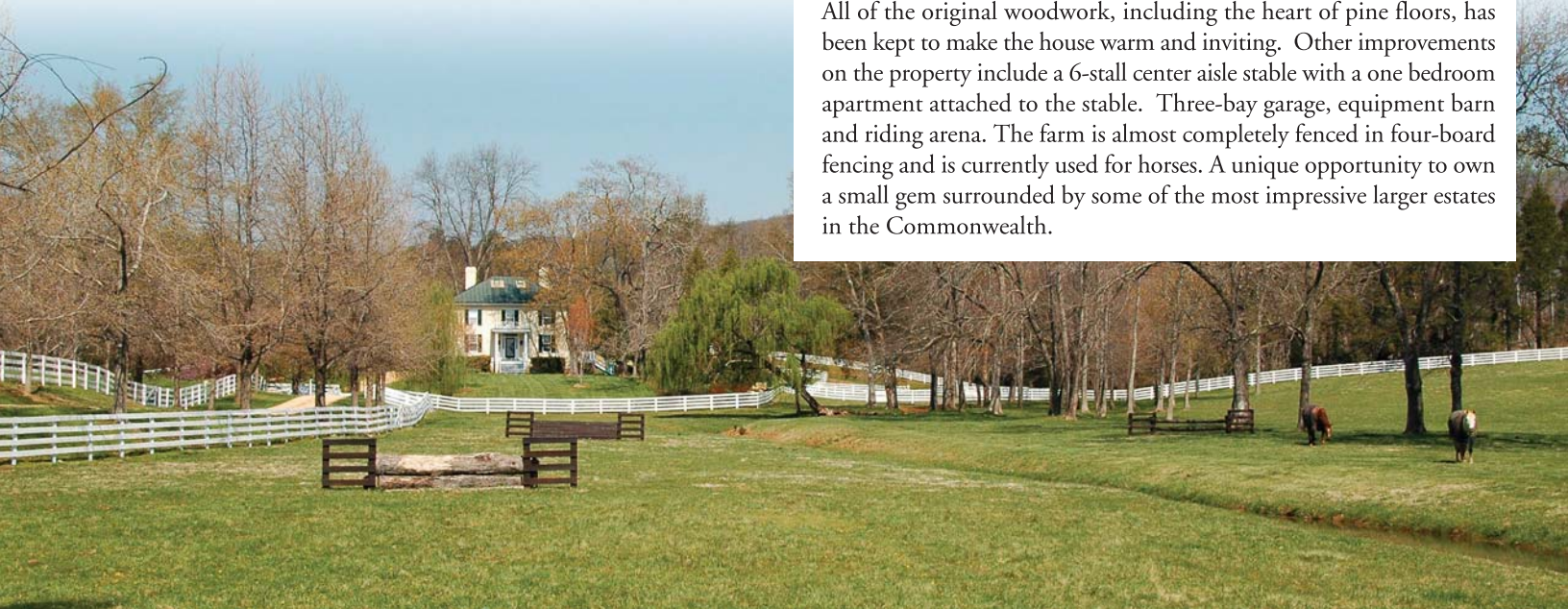
Circa 1869



WILLOWBROOK

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Charming renovated Georgian style house situated on 35+/- acres in a desirable area of the Keswick Hunt and conveniently located to Charlottesville. This gracious home has been restored to its past splendor along with all the modern conveniences. Among these are a new gourmet kitchen with all high end appliances, and a master bedroom with a new master bathroom with radiant heat. All of the original woodwork, including the heart of pine floors, has been kept to make the house warm and inviting. Other improvements on the property include a 6-stall center aisle stable with a one bedroom apartment attached to the stable. Three-bay garage, equipment barn and riding arena. The farm is almost completely fenced in four-board fencing and is currently used for horses. A unique opportunity to own a small gem surrounded by some of the most impressive larger estates in the Commonwealth.



Willowbrook Table of Facts

HOUSE: Circa 1869 stucco Four over Four with large center hall and later additions off the rear of the house. Living space includes: 1ST FLOOR: center hall, dining room, library, living room/sunroom, den, kitchen, powder room, mud room, and access to porches on front, side and rear of house. 2ND FLOOR: center hall, four bedrooms including the master which has full bath and walk-in closet, one additional full bath for the remaining 3 bedrooms. ATTIC: Finished space with skylights. BASEMENT: Partially finished suitable for office or play room, unfinished, contains mechanicals and has an outdoor entrance. House has a metal roof and is currently wired for a large generator.

STABLE: center aisle six stables, wash stall, feed room and tack room. Large one bedroom apartment with kitchen and 3 bay garage are attached. 2nd small barn used for storage and an extra stall. Large year-round riding ring is located a short distance from the stable.

EQUIPMENT BARN: 2-bay structure for equipment and a portion used as a chicken house.

WATER: A year round stream flows through the center of the property.

LAND: 35+/- acres in a desirable area of the Keswick Hunt. The property is protected by a Virginia Outdoor Conservation easement.

PRICE: \$3,600,000

