

VIRGINIA REAL ESTATE PARTNERS

THE CHARLOTTESVILLE REAL ESTATE COMPANY



Meadowbrook Hills
1372 Hilltop Road



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A Wonderful Place to Live

Located in the heart of the City, Meadowbrook Hills has perennial appeal, especially for those who want to live close to all things UVA! Steeped in a traditional design, the residence has had many updates, including a fabulous gourmet kitchen. There are five bedrooms and five remodeled full bathrooms. The family and recreation/game rooms are conveniently located on a terrace level that connects to a charming breezeway and the fabulous soapstone courtyard. The residence features include original six-panel doors, classic light fixtures, built-in bookcases, plenty of storage, two laundry chutes, and gleaming hardwood flooring. The upper floor secluded master bedroom and the guest suite are quiet retreats in this spacious tri-level floorplan. An updated security system with a two-panel, cellular monitoring control was installed in 2016. The recently repointed brick sidewalks complement the English ivy, abundant ground cover, and mature landscaped hedges. Extend your lifestyle outdoors on the lovely terraces and lawns that define modern living in classic Virginia Style.



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INTERIOR HIGHLIGHTS

- Five bedrooms and five full bathrooms
- Formal living room with bookcases & columns
- Privacy on three-plus finished levels
- Terrace level game or rec room
- Beautiful hardwood flooring throughout
 - Gourmet kitchen with gorgeous granite counters and glass-front cabinets. Kitchen designed for versatility and the chef: built-in Sub-Zero refrigerator, 48" Wolf dual fuel stainless steel double-oven range and vented hood, plus a warming drawer
- The family room hosts a wall of built-ins and a dry bar with refrigerator for entertaining
- Attic half-story guest suite includes a bedroom, bath and cozy home office or library.
- Large unfinished basement space is climate controlled, with a workbench, and outside access.
- Two brick fireplaces, one with gas logs, have classic mantels and hearths.
- Custom area rugs and draperies negotiable with an acceptable offer to purchase.

SPECIAL FEATURES

- Two-zone gas HVAC. A new A/C unit for the lower levels was installed in 2017.
- Outdoor fireplace in the soapstone courtyard
- Heated flooring in master bathroom with travertine tile and custom cabinetry
- Lots of storage and closets throughout
- An irrigation system for the lush lawn
- Hedges create a privacy buffer
- Attached carport and more storage
- Updated PEX plumbing and tankless Rinnai water heater, new in 2010
- Electrical: Partly (new breaker panel) 2001. Secondary generator panel installed in 2007
- 30-year architectural roof, new in 2009
- New 'covered/maintenance-free' rain gutters with a transferable warranty
- Convenient to Barracks Road Shopping Center, Whole Foods Market, and all favorite things at the University of Virginia



3,903 finished living space.
Offered at \$925,000.



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