

## *Brightly ~ Amenities ~ p. 1 of 2*



### **Property:**

- County water; 2 septic systems (house and barn)
- High-speed internet and cable TV
- 400 amp service to main house
- National Register of Historic Places and Virginia Historic Landmark
- Tax rate 0.53/100 – one of the lowest rates in the Commonwealth
- One-half mile from the James River and a recreational park with boating access
- Literally minutes to Post Office, banking, grocery, pharmacy, “y”, library, community college, restaurants, cidery, County offices, DMV, Feed and Farm store
- Village convenience in front – quiet country in back
- Invisible fence
- 2 ponds
- Rear border at Courthouse Creek
- 90’x180’ rock dust/sand ring
- Windmill with seating area beneath
- 640 sq ft. guest house - 2 bedrooms, 2 baths
- Granary houses a sauna with shower room; reclaimed oak siding used as wainscoting
- Tobacco barn converted to an Exercise building with HVAC
- Pair of unfinished dependencies with central chimney
- Pump house (used as a garden shed)
- 2600 sq.ft. Barn Complex including horse barn, huge two-story pegged barn and tractor/mechanical building
- Chicken runs
- Aviary/dog run with electric service
- Old cemetery with one headstone
- Perennial garden, Rose garden, and Vegetable garden
- Professionally landscaped (includes a number of unusual trees and shrubs)
- Fenced pastures with convenient water and electric; Run-in shed
- Fencing in good condition (treated pine with 8” half-round posts – much of it new in last 3 yrs)
- Post lights in front and parking area (dusk to dawn); motion lights in yard and at barn
- Parking lot for 8 cars, and convenient rear exit for horse trailer and larger vehicles
- Large private patio for outdoor entertaining
- 20 minutes to Short Pump; 45 minutes to either downtown Richmond or Charlottesville

## *Brightly ~ Amenities ~ p. 2 of 2*



**House:**

- 3379 finished sq ft - main house
- C. 1842, two-over-two center hall, Greek Revival with frame addition
- 4 bedrooms, 3 ½ baths
- Copper roof
- 10 ½' ceilings downstairs; 10' ceilings upstairs
- Security system
- Heart pine floors and crown molding throughout
- English basement
- Molding in Parlor and DR of unusual style after that of the Egyptian building at the Medical College of VA
- 5 fireplaces - 2 with gas logs, 3 "as is"
- 4 zones of HVAC plus additional 2 zone oil-fired hot water heat. (82% with AC, rest could be easily added). 1000 gal oil tank below ground.
- Recently renovated kitchen with Dacor gas range with downdraft vent, leathered granite counters, dishwasher, compactor, refrigerator, microwave, Marvin Ultimate Low-E windows, laundry hamper
- Recently renovated guest bath with ceramic and marble shower and soaking tub; Toto toilet;
- Laundry
- Breakfast room
- Tile floored mudroom
- Exterior brickwork repointed as needed in 2014 with correct lime mortar.



**Barn Complex:**

- Six 12x12 stalls with interlocking mats, 3 with Dutch doors
- Wash stall with hot water and infrared heaters, corner 'vet' sink
- Main aisle of composite rubber pavers
- Overhead fans, high ceilings with working cupolas
- Fly system
- Tack room with HVAC, toilet, washer/dryer
- Feed room
- Two-story historic barn can hold 600 bales of hay on one floor with convenient large door for loading and unloading hay
- Tractor barn has room for 2 cars, tractor and Gator, includes a large tool bench and tool storage

