

## **3206 Beau Mont Farm Rd**

### **Special Features and Upgrades**

#### *Exterior Features*

- 2.2 acres in quiet neighborhood, close to 29N, Barracks Road Shops, and in Meriweather Lewis/Western Albemarle school district.
- Spacious, composite wood screened porch with multi-level composite deck and built-in hot tub.
- Newly replaced front door (with keypad lock) and sidelights (2019)
- Complete exterior and trim painted in 2020
- Oversized 2 car, side-load garage with access to basement

#### *Interior Features*

- Flexible living with two owner's suites on first and second floors. Enjoy main level living, or host guests!
- Fully updated kitchen features newly painted kitchen cabinets (2020)
- Kitchen is perfect for the home chef. Features new stainless microwave, cooktop, dishwasher and oven (2019), updated stainless refrigerator and cooktop hood. Additional features such as custom tile backsplash, granite counters, and custom Ipe wood bar countertop and eat in area make this a perfect space.
- Hardwood floors throughout main level
- Wood burning fireplace in great room
- Renovated powder room
- New lighting in both owner's bathrooms (2020)
- Custom closet organization in owner's closet
- New carpeting in basement (2020)
- Carpeted stair runner
- New hot water heater (2018)
- All original polybutylene "Quest" plumbing replaced in entire house
- Updated both A/C units 2015, 2010
- Well pump replaced in 2008