

1131 Marion Drive
Special Features and Upgrades

Exterior Features

- Minutes from UVA in the rarely available Ednam neighborhood.
- Expansive 350 ft² ipe deck with powder-coated aluminum railings is the perfect spot for outdoor dining and entertaining.
- Smaller, matching ipe deck off kitchen with bluestone walk to parking pad.
- Covered and welcoming brick front porch with brick walk and lush gardens.
- Large two-car garage with remote and keypad access.
- New roof in 2019, fresh exterior paint in 2017.
- Multiple new windows.
- Walkable neighborhood with views of the Birdwood Golf Course and mountains.

Interior Features

- Freshly painted interiors and heart of pine floors throughout the main level shine!
- Large, light-filled sunrooms on the main and terrace levels of this home.
- Flexible main level living spaces with large rooms that offer multiple living options. Entertainers will love the great room (with gas fireplace) that can be styled as a dining or living space.
- Cozy main level study/guest suite features built-in bookshelves and a full bathroom.
- Large sunroom at rear of the home with gas fireplace is enjoyable all year long. Cozy up with a book or enjoy a drink at the bar.
- Chefs will love the kitchen with stainless steel Sub Zero refrigerator, Kalamera wine refrigerator, Fisher and Paykel 2-drawer dishwasher with marble island and stylish black and white design features.
- Lift helps bring groceries up from the lower level garage or offers additional kitchen storage.
- Two owner's suites – one on main level and a private second floor suite, each with ensuite bathrooms with glass enclosed showers and double vanities.
- Second floor features like-new carpet throughout, separate dressing room/home office, cedar closet and both finished and unfinished storage spaces.
- Finished walk-out basement with rec room or media space features a gas fireplace. Additional basement space includes kitchenette with dishwasher and mini fridge, and exercise/bar space and features a half bathroom and laundry room. Basement boasts slate-look ceramic tile floors throughout.
- This home stays comfortable year-round with three separate heating/cooling systems, one for main house, one for sunroom spaces (2019) and a third for the upper level (2017).
- LED lighting throughout the home lowers energy bills.
- New hot water heater in 2019.
- Commercial dehumidifier in cold room

