

**2685 Milton Hills Drive**  
**Special Features and Upgrades**

*Exterior Features*

- Beautiful, well-maintained house on 3.95 quiet, wooded acres located minutes from Charlottesville.
- Stacked front porches to enjoy the quiet outdoor surroundings.
- Screened porch at rear of home to enjoy outdoor dining insect free!
- Tyvec wrapping and insulated vinyl siding on three sides, front porch features Hardieplank siding.
- New soffits and gutters with leaf guards.
- Pella sliding doors with built-in roll screens on both upstairs bedrooms.
- New windows in hall bath, owner's closet and basement. Pella windows throughout the home.
- Detached 24'x24' insulated garage with electricity and automatic garage door opener (featuring standard remote and WiFi control).
- Crawl space beneath rear screened porch with lighting.
- Beam high speed internet currently available. Community is expected to receive Quantum Fiber hookup by July 31, 2022 as part of the Albemarle County broadband project.

*Interior Features*

- With fresh paint throughout the home and freshly cleaned carpets, this home sparkles!
- Unique bamboo hardwood floors throughout the great room and dining room.
- Dining room opens into living/great room featuring stone fireplace.
- Gourmet kitchen features wood cabinets with roll-out shelving, ceramic tile floor with radiant heat, solid surface counter tops and stainless steel appliances including a new dishwasher in 2021. Large island with seating. Enjoy casual meals in front of the wood burning fireplace.
- Upstairs, the owner's suite features a large walk-in closet with custom shelving, and a private bathroom with two separate vanities, and curved glass doors on the tub/shower with ceramic tile surround and new ceiling vent/fan.
- Two additional bedrooms, each with access to second floor balcony and a large closet share a full bathroom with new vent fan on the second floor.
- Finished walk-out basement features a large, carpeted rec room, fourth bedroom with wood flooring and private full bathroom with shower. Large laundry/utility room and large conditioned storage space as well.
- Septic tank has been inspected and pumped and the distribution box was replaced.
- Well features a new (2016) water treatment neutralizer and softener.
- Attic features R38 blown cellulose over existing fiberglass batt insulation and insulated access panel.

