

**1202 Gazebo Court**  
**Special Features and Upgrades**

*Exterior Features*

- Well maintained and renovated main level-living home convenient to everything in Charlottesville!
- Relax outdoors, dine or grill on the shaded courtyard patio. Keep garden tools handy in the outdoor storage closet.
- Designated reserved parking spot in front of the home, plus many guest spots.
- HOA provides lawn maintenance, outdoor upkeep, roof, and snow removal.
- There is a lovely park with a pond, a waterfall, and walking path in the community.

*Interior Features*

- New paint throughout the home, new LVT flooring, and freshly cleaned carpets make this home move-in ready!
- The kitchen was remodeled (6/22) and features painted white cabinets, granite counters, wide stainless sink with new faucet, and new dishwasher, stove, and range hood, and a perfect dining spot for breakfast and morning coffee.
- The great room/dining room is open to the kitchen which is great for entertaining.
- Main level owner's suite features ensuite bathroom with tub/shower combo with shower wand and grab bars, and walk-in closet.
- Stacked washer/dryer on main level for convenience.
- New luxury vinyl flooring (6/22) covers the second-floor loft area which makes a great office/seating space.
- A second owner's/guest bedroom with large walk-in closet and attached full bathroom is located on the second floor.
- A home office/third bedroom with dormer window on the second floor is a quiet place to work.



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REAL ESTATE