

## **1615 Poes Lane Features and Upgrades**

### *Exterior Features*

- Well-maintained split-level home close to Route 29 and an easy drive to NGIC, and Charlottesville.
- Lots of room to run and play in the flat rear yard with mature trees for shade.
- Large patio and deck are great for entertaining!
- Storage shed in rear yard for supplies and tools.
- Freshly paved driveway with plenty of off-street parking.
- Vibrant and active community with activities, sports fields, and pool.
- Walk to neighborhood elementary and middle schools on community-maintained walking trails.

### *Interior Features*

- New hardwood floors throughout the main level and second floor of the home.
- Fresh paint throughout the home.
- Updated windows throughout the home let light shine in!
- Light filled living room as you enter the home with open kitchen/dining room on the main level.
- Updated kitchen features oak cabinets and room for a dinette table or workstation.
- Primary bedroom on upper level features large closet, private bathroom and access to rear deck.
- Two additional bedrooms share a full bathroom on upper level.
- Finished walk-out lower level features a large, finished rec room with LVT flooring and brick, wood-burning fireplace. Full bathroom with shower stall, and large utility/storage room on lower level too!
- Home features copper plumbing.
- All mechanicals, appliances, siding, windows, and roof have been updated.

