



## CHERI WOODARD REALTY

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# The Hill

448 South F.T. Valley Road

Madison, VA 22727

Two Lots Totaling 26.2 +/- Acres

TM#22-13D, 12.463 Acres PLUS House

TM#22-13C, 13.715 Acres

Built in 1999, Addition and Renovation in 2016

4000+ Square Feet, Three Bedroom, Three and a Half Baths

### General Features

- 25+ acre estate with easy access to Route 231 and the Town of Madison and Sperryville
- New well pump in 2019 (590 feet, 4 gallons a minute)
- 30KW whole-house generator
- 50-year composite roof (re roofed in 2017).
- Cell signal booster system: newly-installed Cel-fi Go-X dual system booster that carries AT&T, T-Mobile, Verizon.
- Plumbing
  - Tankless Navien water heaters (primary and backup) (installed in 2017)
  - Polyethylene water lines (all visible fittings/connections replaced in 2017-18), PVC drain lines from utility rooms.
  - Water filtration and acid reduction system (latter installed in 2019).
- Electrical
  - 400-amp service (with generator transfer for all critical circuits).
  - Extensive recessed LED flush mount lighting throughout.
  - Smoke/CO detectors throughout (hard wired with battery backup).
  - ADT security system (hard wired)
  - Floor outlets in loft, great room and fireplace surround sitting area.
- Grounds
  - Mature lawn/landscaping/hardscaping surrounding house (irrigation system for front lawn/garden area).
  - Wrap around covered porch/decks with powder coated aluminum railing.
  - Stone walkways.
  - House garden area with raised beds ready for planting.
  - 3+ acre pollinator meadow.
  - Small orchard enclosure with the following trees: 2 apple, 2 pear, 2 plum, 2 peach. There are also black raspberries, blueberries and blackberries. (electric fence installed 2019).
  - Outdoor/landscape lighting.
  - Greenhouse/Potting Shed
- Propane grill hookup.
- Copper gutters/downspouts.
- Cedar board/batten siding.
- Exterior paint Benjamin Moore and Sikkens. (Ceilings, posts, trim, soffits, porch/decks/stairs repainted/restained in 2020-2021).
- 1,000-gallon propane tank (Quarles) with generator connection.
- Driveway/Parking
  - Paved driveway, gravel garage apron and gravel parking areas (house, garage/studio and barn). Parking areas adjacent to house will accommodate 15-20 cars.

## Interior Features

- Number 2 hickory flooring throughout on main floor.
- Oversize (45") oak carpeted staircases on main floor.
- Cathedral ceilings over main floor.
- Two HVAC zones (Trane, installed 2017) with humidification.
- R-38 loft ceiling insulation, R-19 throughout.

## Main Level

### Living Room

- #2 Hickory throughout.
- Sliding doors to wraparound porch.
- Entry Nook
- Elegant Half Bath

### Dining Room

- Room for a large Dining Table
- Access to wraparound porch
- Sitting area with Gas Fireplace 38" vented gas fireplace with sandstone surround/hearth and chestnut mantle.

### Kitchen

- Leathered Granite Counters with Subway Tile Backsplash
- Large 8'x5' Kitchen Island
- All cabinets and drawers in main kitchen are Soft Action for Ease of Use
- 36" Thermidor Four-burner Cooktop with Center Griddle
- Folding Pot Filler Above Range
- Thermidor convection wall oven, microwave and warming drawer, counter depth refrigerator, dishwasher
- Stainless farmhouse sink with pull down faucet and garbage disposal.
- Vent hood and floating shelves are native Virginia chestnut.
- Large walk-in pantry.
- Access to Outside Kitchen and Dining Areas
- Pop up Outlet in Kitchen Island

### Butlers Kitchen and Laundry Room

- Full Second catering kitchen.
- Washer and Dryer, with ironing center and room to hang and fold laundry.
- Five- burner gas range/oven, microwave (outside vented) and refrigerator/freezer (water/icemaker)
- Second entry (with custom screen door) to from outside patio/kitchen garden.

### Main Level Bedroom & Bath

- Large shelved linen closet (additional door shelf units), zero step tile/aggregate shower with shampoo niche, heated tile floor and towel warmer) with plantation shutters, wood shelving/ base cabinets and adjacent large walk- in closet with wood shelving/ hanging storage and center console for shoe storage.

### Upper Level

- Two large Bedrooms
- Full Bathroom
- Loft Sitting area with reclaimed wood flooring overlooking Living and Dining Rooms

### Lower Level

#### Wine Cellar

- Built-in Display Bar
- Built-in Wine Shelving
- Heat-Pump Split to ensure constant temperature.
- Tile floors

#### Family Room

- Large Open Room
- Outside Access
- Lower-Level Full bathroom

#### Sitting/Media Room

- Tucked away area that could be converted into a media screening room.
- Private area for Overnight Guests

#### Office

- Private Office
- Base cabinets/drawers and shelving.

### Exterior Features

#### Studio/Garage

- Three-bay (double bay and single bay) garage with shop/ garden spaces. Garage door openers with outside keypads for each bay.
- Painted garage floor/garage floor mats.
- Oversize (45") staircase to upstairs studio, fitness and storage areas.
- Includes full upstairs bath, half outside bath downstairs.
- Navien tankless water heater.
- 500-gallon propane tank (Quarles).
- 200-amp service with installed generator transfer switch.

#### Outbuildings

- Restored equipment barn on TM#22-13C (200-amp service, interior/exterior/security lighting) with storage lofts.
- Utility building (60-amp service) (2005)
- Storage shed (2000, re roofed in 2020) and generator shelter (2007)
- Gazebo (with ceiling fan and lighting) (2010)
- Garden building (40-amp service) (2010)