



**5208
SOUTH
RIVER
ROAD**

Enjoy private country living in this beautiful all, brick home on 34 acres of fields and forest fronting on the South River.



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Country living need not be rustic. Keep all the creature comforts you've enjoyed all your life in this beautiful, three bedroom, all brick home with a fantastic first floor master suite. Every window will give you another view of your 34 acres, a nice mix of pasture and woodland that slopes down to the South River.



Living is easy with this wide open floor plan featuring a living room and dining area open to the kitchen. A spacious 20' x 30' family room opens right out onto the deck where you'll enjoy complete privacy without another home in sight. Two charming bedrooms on the second floor share a full bath.

There is a full unfinished basement of over 2000 square feet providing lots of storage and flex space.





This is a beautiful piece of land. Its 34 acres are about 75% open with the balance in mixed woodland. There are beautiful Blue Ridge views from several vantage points and frontage along the South River, an active trout stream from Fall through Spring. The property has nine division rights making it ideal for a family compound and providing many options for the money-wise investor.





Be as active with the farm as you like. Currently a farmer is making hay on the land so all maintenance of the open land is taken care of. The soils are excellent and well suited to any agricultural pursuit including livestock, crops or hay. There are several new vineyards and wineries nearby.



The property is just five minutes from one of the regions favorite golf courses, Green Hills Country Club, and less than thirty minutes from Charlottesville and the University of Virginia.

MLS#491191. \$685,000

Call John Ince for more information at 434-981-3011



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