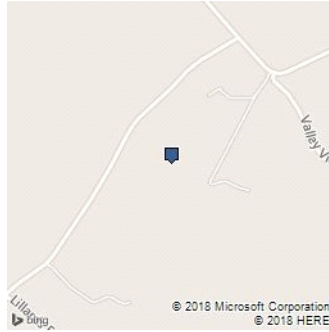


Residential Full - Agent

Metropolitan Regional Information Systems, Inc.

MA10251422 - MADISON
 Bright MLS #: 1001588106
 3500 LILLARDS FORD RD, BRIGHTWOOD, VA 22715

Full Listing
 Residential



Status: Active
 Ownership: Fee Simple
 Sale or Rental: Sale
 Listing Type: Excl. Right
 Adv Sub: Picture Perfect Property
 Legal Sub:
 Condo/Coop Proj Name:

Style: Colonial
 Auction: No
 Type: Detached
 TH Type:
 #Levels: 2
 #Fireplaces: 1
 Model:

List Price: \$1,595,000
 Transaction Type: Standard
 Inc City/Town:
 Zip: 22715 - 1653
 Election District: 7
 ADC Map: 999
 TBM Map:
 Area:

Tax ID: [41-- --46L](#)
 HOA Fee: /
 C/C Fee: /
 Elementary: Call School Board

Total Taxes: \$5,036
 Tax Year: 2017
 Lot AC/SF: 17.92 / 780,769
 Middle: Call School Board

Level Location:
 Age: 111
 Year Built: 1907
 High: Madison County

*School information is provided by independent third party sources and should not be relied upon without verification.

| INTERIOR | Total | Main | Upper 1 | Upper 2 | Lower 1 | Lower 2 |
|-------------|-------|------|---------|---------|---------|---------|
| Bedrooms: | 5 | 0 | 5 | | | |
| Full Baths: | 5 | 1 | 4 | | | |
| Half Baths: | 1 | 1 | 0 | | | |

| Room | Dimensions | Level | Flooring | Fireplace |
|-------------------|------------|---------|----------|-----------|
| Bedroom-Master | | Upper 1 | Wood | Electric |
| Bedroom-Master 2 | | Upper 1 | Wood | |
| Bedroom-Third | | Upper 1 | Wood | |
| Bedroom-Fourth | | Upper 1 | Wood | |
| Bedroom-Fifth | | Upper 1 | Wood | |
| Dining Room | | Main | Wood | |
| Foyer | | Main | Wood | |
| Kitchen | | Main | Laminate | |
| Living Room | | Main | Carpet | Electric |
| Den/Study/Lib | | Main | Wood | |
| Den | | Main | Wood | |
| Breakfast Room | | Main | Wood | |
| Florida/Sun Rm | | Main | Brick | |
| Mud Room | | Main | Laminate | |
| Utility Room | | Main | Laminate | |
| Lndry-Sep Rm | | Main | Laminate | |
| Storage Room | | Main | Laminate | |
| In-Law/auPair/Ste | | Upper 1 | Wood | |

FEATURES

Main Entrance: Foyer
 Interior Style: Floor Plan-Traditional
 Dining/Kitchen: Sep Dining Rm
 Appliances: Dishwasher, Extra Refrigerator / Freezer, Microwave, Refrigerator, Dryer - Front Loading, Oven / Range - Gas, Washer - Front Loading, Water Heater
 Amenities: 2 Attached Master Bathrooms, Attic - Access Only, Bathroom(s) - Ceramic Tile, Chair Railing, Closet - Master Bedroom
 Walk-in, Countertop(s) - Granite, Fireplace Heatilator, Master Bedroom(s) - Multiple, Master Bathroom - Separate Shower, Sauna, Steam Shower, Tub - Soaking, Vanities - Double, Wainscoting, Wall to Wall Carpeting, Washer / Dryer Hookup, Wood Floors
 Security:
 Windows/Doors: Double Pane Windows, Insulated Window(s)
 Walls/Ceilings:

Basement: No
 Handicap: None
 Unit Description:
 R-Factor Basement:
 House Dimensions:
 Above Grade Unfinished:
 Below Grade Finished:

Foundation:
 R-Factor Ceilings:
 SOFT-Tot Fin: 5,880
 Above Grade Finished: 5,880
 Below Grade Unfinished:
 Tax Living Area: 5,880

REMARKS

General/Agent:
 Please see the view documents for additional details. So many upgrades. Picture perfect property. The hot walker can be removed. Please give as much notice as possible since I will need to accompany any showings. Close to route 29 so easy drive to Charlottesville.

Internet/Public:

"Red Coat" is waiting for you. Five bedroom/Five & one half baths. Plenty of room for everyone! Gourmet kitchen, granite counters, wood floors, decks and patios, inground pool, sauna & hot tub to name a few amenities. Large one bedroom apartment w/possible 6th bedroom below. 4 stall barn, riding arena, Covered hot walker, run in sheds, paddocks. Paved drive. Two ponds! Short drive to rt29 cville!

Directions:

From town of Madison, 29North to right onto Route 629(Lonnie Burke Rd): At first intersection, the road becomes Route 607(Lillards Ford). Go straight to farm on right.

EXTERIOR

Building Sites/Lots:
 Exterior: Balcony, Board Fence, Extensive Hardscape, Fenced - Partially, Horses Allowed, Hot Tub, Patio, Pool (In-Ground), Porch-enclosed, Porch-front, Porch-screened, Side Porch, Water Fountains, Arena
 Exterior Construction: Siding - Vinyl
 Lot Description: Cleared, Farmette, Landscaping, Pond, Open
 Other Structures: Above Grade, Horse Stable, Storage Barn/Shed, Run-in Shed, Other
 Original Builder:
 Lot Dimension:
 Lot Acres/Sqft: 17.92/780,769
 New Construction: No

Property Condition: Shows Well
Roads:
Roofing:
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted:

Year Renovated:

PARKING
Parking: Garage
Garage Type: Detached
Carport Type:
Parking Incl in List Price: Yes

Parking Lot:
Gar/Carpt/Assgn Sp: 2//
Parking Space #:
Parking Block/Square:

Parking Incl in Sale Price: No

UTILITIES
Heat System: Heat Pump(s), Zoned, Hot Water
Cooling System: Heat Pump(s), Zoned, Central Air
Conditioning
Water: Well
Sewer Septic: Gravity Sept Fld
TV/Cable/Comm:
Electric 12 Months/Average:
Gas 12 Months/Average:
Construction Materials:
Energy Generation:
Water Conservation:
Green Verification Y/N:

Heat Fuel: Bottled Gas / Propane
Cool Fuel: Electric

Hot Water: Instant Hot Water

Water 12 Months/Average:
Heating Oil 12 Months/Average:
Energy Efficiency:
Indoor Air Quality:
Sustainability:

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$5,036
Tax Year: 2017

Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements: \$541,500
Investor Ratio:

County Tax: \$5,036
Tap:
Front Foot Fee:
Yr Assessed: 2013
Total Tax Assessment: \$740,600
Total Units:

Assessments:
Land: \$199,100

Project Approved:
Possession: Settlement
Tenant Rights:

Current Financing/Loan:
1st Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:
2nd Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:
Undr. Mtg Bal: PI: Int Rate: Orig. Date: Yrs Remain:

New Financing:
Cash to Assume:
Balloon # Years:
Annual Rent Income:
Rental Year:

Interest Rate:
Amortized Years:
Special Assessment:
Special Assessment 2:

Years:
Remaining Yrs:
Remaining Yrs:

HOA/CONDO
HOA Fee: /
Condo/Coop Fee: /
Community Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes:
HOA/Condo/Coop Management:
Age Restricted Housing: No
Services Included:
Activities:

Age Requirement:

HOA: No

LEGAL INFORMATION

Tax Map: 41 46L
Section:
Liber:
Zoning Code: A1
Historic Designation ID:
Contract Info:
Disclosures: Lead Based Paint - State, Lead Based Paint - Federal, Prop Disclosure
Documents:
Special Permits:

Lot #: 46L
Phase:
Folio: 0

Block/Square:
Parcel Number: 1

Master Plan Zoning:

OWNER and SHOWING CONTACT

Owner 1: Adamson
Show Contact #1: Cathy Marco
Show Instructions: Appt Only-Lister, 24 Hour Notice, LA Must Accom
Show Time: 10 AM - 7 PM

Home:
Home: (540) 229-3031
Accom
Show Days: All Days

Office:
Office: (540) 672-1100

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Cathy Marco

Home: (540) 672-1100
Office: (540) 672-1100
Voice Mail: Ext:

Home Fax:
Pager:
Cell: (540) 229-3031

Broker Name: Frank Hardy Sotheby's International Realty
Broker Address: 151 W Main St, Orange, VA 22960

Broker Code: FHI3
Office Phone: (434) 296-0134
Office Fax:

COMPENSATION

Sub-Agent: 0
Disclose Dual Agency: Yes

Buyer-Agent: 3%
Variable Rate: No

Additional:
Designated Rep: Yes

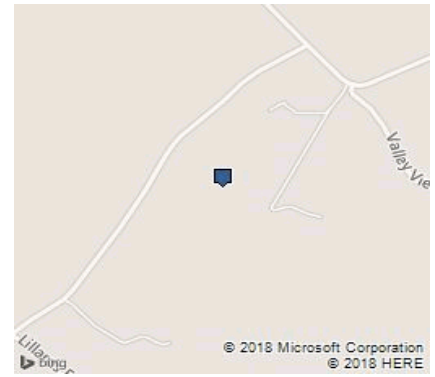
List Date: 25-May-2018
VRP: No
Low Price: \$1,595,000
Status Change Date: 25-May-2018
Photo Option: Lister will Submit All
Advertising: IDX-DNP

Orig List Price: \$1,595,000
Prior List Price:
DOM-MLS: 13
Off Mkt Date:
Total Photos: 30

Update Type: Other
Update Date: 26-May-2018
DOM-Prop: 13

SOLD INFORMATION

Status: ACTIVE
List Price: \$1,595,000
Ownership: Fee Simple - Sale
BR/FB/HB: 5/5/1
Lot AC/SF: 17.92/780,769.00
Lvls/Fpls: 2 / 1
Tot Fin SF: 5880
Tax Living Area: 5,880
Year Built: 1907
Total Tax: \$5,036
Tax Yr: 2017
Ground Rent:
Style: Colonial
Type: Detached



Transaction Type: Standard

Legal Sub:
Adv. Sub: Picture Perfect Property
Model:

Auction: No
HOA Fee: /
C/C Fee: /
Other Fee: /
Condo/Coop Proj Name:

ADC Map: 999

| | Total | Main | Upr1 | Upr2 | Lwr1 | Lwr2 | Schools: |
|-----|-------|------|------|------|------|------|-----------------------|
| BR: | 5 | 0 | 5 | | | | ES: CALL SCHOOL BOARD |
| FB: | 5 | 1 | 4 | | | | MS: CALL SCHOOL BOARD |
| HB: | 1 | 1 | 0 | | | | HS: MADISON COUNTY |

*School information is provided by independent third party sources and should not be relied upon without verification.

| | | | | | |
|------------------------|---------|--------------------------|---------|---------------------------|---------|
| Bedroom-Master: | Upper 1 | Bedroom-Master 2: | Upper 1 | Bedroom-Third: | Upper 1 |
| Bedroom-Fourth: | Upper 1 | Bedroom-Fifth: | Upper 1 | Dining Room: | Main |
| Foyer: | Main | Kitchen: | Main | Living Room: | Main |
| Den/Stdy/Lib: | Main | Den: | Main | Breakfast Room: | Main |
| Florida/Sun Rm: | Main | Mud Room: | Main | Utility Room: | Main |
| Lndry-Sep Rm: | Main | Storage Room: | Main | In-Law/auPair/Ste: | Upper 1 |

Exterior: Balcony, Board Fence, Extensive Hardscape, Fenced -

Exposure:

Exterior Const: Siding - Vinyl

Roofing:

Other Structures: Other, Horse Stable, Above Grade, Run-in Shed, Storage Barn/Shed

Lot Desc: Cleared, Farmette, Landscaping, Pond, Open

Basement: No

Parking: Garage

Gar/Crpt/Assgd Spaces: 2//

Heating System: Heat Pump(s), Zoned, Hot Water

Heating Fuel: Bottled Gas / Propane

Water: Well

Hot Water: Instant Hot Water

Cooling System: Heat Pump(s), Zoned, Central Air Conditioning

Cooling Fuel: Electric

Sewer/Septic: Gravity Sept Fld

Soil Type:

Appliances: Dishwasher, Extra Refrigerator / Freezer, Microwave, Refrigerator, Dryer - Front Loading, Oven / Range - Gas, Washer - Front Loading, Water Heater

Amenities: 2 Attached Master Bathrooms, Attic - Access Only, Bathroom(s) - Ceramic Tile, Chair Railing, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Fireplace Heatilator, Master Bedroom(s) - Multiple, Master Bathroom - Separate Shower, Sauna, Steam Shower, Tub - Soaking, Vanities - Double, Wainscoting, Wall to Wall Carpeting, Washer / Dryer Hookup, Wood Floors

HOA/C/C Amenities:

Remarks: "Red Coat" is waiting for you. Five bedroom/Five & one half baths. Plenty of room for everyone! Gourmet kitchen, granite counters, wood floors, decks and patios, inground pool, sauna & hot tub to name a few amenities. Large one bedroom apartment w/possible 6th bedroom below. 4 stall barn, riding arena, Covered hot walker, run in sheds, paddocks. Paved drive. Two ponds! Short drive to rt29 cville!

Directions: From town of Madison, 29North to right onto Route 629(Lonnie Burke Rd); At first intersection, the road becomes Route 607(Lillard Ford). Go straight to farm on right.

Listing Co: Frank Hardy Sotheby's International Realty, FHI3

List Date: 25-May-2018

DOM-MLS/Prop: 13/13





Picture perfect property



A great place to call home!



4 Stall Barn, Storage Barn, Arena & Hot Walker



Estimated Property Lines



Gourmet Kitchen



Gourmet Kitchen



Informal Dining Room



Master Bedroom w/sitting area and access to porch



Master Bedroom. The side porch awaits you!



Master Bath



Formal Dining Room



Gentleman's Parlor

Listing provided by: Frank Hardy Sotheby's International Realty

Courtesy of: Liza Levy Payne
Home: (540) 270-8590 Office: (540) 672-1100
Cell: (540) 270-8590 Email: lizalevypayne@gmail.com
Company: Frank Hardy Sotheby's International Realty
Office: (434) 296-0134 Fax:

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Living Room



Bedroom



Bedroom



Second Master Bedroom



Enclosed Breezeway/Sunroom



Barn area



Immaculate 4 stall barn



Exercise Room or Office or 6th bedroom w/full bath



Lovely foyer



Just a dream of a home!



Hot Tub and inground pool(Sauna to the left)



Hot Walker covered by Morton Building

Listing provided by: Frank Hardy Sotheby's International Realty

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Just Beautiful!



A porch to relax on!



Apartment Bedroom



Apartment kitchen/living/dining room



Inviting Side Porch



Great side patio for entertaining

Listing provided by: Frank Hardy Sotheby's International Realty

Courtesy of: Liza Levy Payne
Home: (540) 270-8590 Office: (540) 672-1100
Cell: (540) 270-8590 Email: lizalevypayne@gmail.com
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