

# *In the Heart of Historic Downtown*

## **Beautifully Restored 4 Bedroom, 4.5 Bath Home**

**Retains Classic Charm with all the Modern Conveniences – A Must See!**



**516 Lexington Ave, Charlottesville VA 22902**

**\$899,900**

**Call 434-260-1040**

*Classic Home in one of the City's premier neighborhoods & within walking distance of the Downtown Business District. Built in 1917, this home retains many of the original features, such as solid wood doors, moldings, heart pine flooring, stair railing & more. It also combines all the modern conveniences one would expect – such as an open floor plan (upstairs & down), modern kitchen, modern baths, walk-in closets, modern insulation, a dual fuel central furnace, two cooling zones, & much more!*

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| <ul style="list-style-type: none"><li>- 4 Bedrooms, 4 Full Baths &amp; 1 Half Bath</li><li>- 2,468 Finished Square Feet + 1,139 Unfinished Square Feet in Basement</li><li>- Modern Kitchen with Custom Cabinets, Granite Counters, a 36-inch Gas Range, Eat-in area, Breakfast Bar &amp; much more.</li><li>- Grand Stairwell and High Ceilings</li><li>- See-through Gas Fireplace between Living Room and Den</li><li>- Master Suite with custom Master Bath, includes Clawfoot Tub &amp; Tiled Shower</li><li>- Large Premium Windows (New)</li><li>- Refinished Original Heart Pine Flooring</li><li>- Vintage Woodwork &amp; Trim throughout</li></ul> | <ul style="list-style-type: none"><li>- New Roof</li><li>- Retrofitted with Modern Insulation</li><li>- Nice Backyard</li><li>- Huge New Rear Deck (324 sq ft) – Great for Entertaining</li><li>- Wrap Around Front Porch (352 sq ft)</li><li>- Dual Fuel Heat + 2 Air Conditioning Zones</li><li>- Main Level Bedroom with attached Bath, French Door access to Rear Deck.</li><li>- Formal Dining Room</li><li>- Office Area</li><li>- Laundry Area</li><li>- Custom Lighting</li><li>- Too Much to List!</li></ul> |
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**Call for Information and Tour: 434-260-1040**

**[Info@EmeraldSpring.com](mailto:Info@EmeraldSpring.com)**

See [www.MyHomeFlyer.com](http://www.MyHomeFlyer.com) for more info & photos