
A thoughtfully designed custom home surrounded by a private Blue Ridge river estate—where everyday conveniences, exceptional craftsmanship and outdoor living come together.

RESIDENCE AT A GLANCE

- Custom built in 2022 with 4,213 heated square feet; 4 bedrooms and 3 full bathrooms.
- 668-square-foot attached garage; approximately 1,842 square feet of covered porch and deck space.
- Covered wraparound porches, timber-frame coverings, soffit lighting and mountain views, including Old Rag.

THOUGHTFUL INTERIOR DETAILS

- Luxury vinyl plank flooring throughout the main level.
- Commercial-grade carpeting selected for enhanced durability.
- Built-in motion-sensor night lights along the stairs.
- Custom lighting and cabinetry throughout; custom-designed closets.
- Convenient electric switch to control window candles/lights.
- Upper kitchen cabinets prewired for optional future cabinet lighting.
- Generous 6'5" × 10'3" walk-in closet near the garage—ideal for outdoor gear, boots and equipment.
- Granite countertops in the kitchen and bathrooms; custom tile shower.

QUALITY CONSTRUCTION & ENERGY EFFICIENCY

- 2×6 exterior wall construction and 8-inch poured-concrete foundation walls.
- Closed-cell spray foam wall insulation and R-60 attic insulation.
- Triple-pane, Low-E, argon-filled high-performance windows and doors.
- Ultra-high-efficiency Trane HVAC with electronic air cleaner and managed air exchange.
- Insulated garage and garage doors; energy-efficient heat-pump water heater.
- Seller reports average year-round electric costs of less than \$150/month; actual usage and costs will vary.

SYSTEMS, INFRASTRUCTURE & CONVENIENCES

- 400-amp electrical service.
- 26 kW standby Generac propane generator with buried 500-gallon propane tank.
- Approximately 350-foot-deep well with variable-frequency-drive submersible pump designed for constant pressure.
- Four-bedroom septic system.
- Starlink internet service; seller reports approximately 300–450 Mbps speeds (service and speeds may vary).
- Large concrete driveway and outdoor hot tub.

LAND, RIVER & OUTDOOR RECREATION

- Approximately 150.449 acres in one parcel, with around 89 acres wooded and the remainder primarily open pasture/fields.
- Approximately 0.85 mile of frontage on the Robinson River, with multiple river-access points.
- Opportunities for fishing, fly-fishing, swimming and kayaking.
- Approximately six miles of established trails for exploring and enjoying the property.
- Stream running through the land to the Robinson River; dramatic Shenandoah Mountain and Old Rag views.
- Long private drive (approximately three-quarters of a mile) creates a secluded setting.
- 5 assorted farm structures, one with electricity.
- More than 50 acres planted annually under a year-to-year agricultural ground lease; a mix of fencing and gates.
- Wildlife includes deer, turkey, bear and other game; several existing tree stands.

AN UNCOMMON COMBINATION

- Modern custom-building standards, practical storage and refined finishes.
- Productive acreage, wooded privacy, river frontage and abundant recreation—all in one estate.

Feature information is based on seller-provided specifications and public records; acreage, measurements, equipment, utilities and amenities should be independently verified by buyers.

ADDITIONAL FEATURES & INCLUDED ITEMS

- Remote-access Ring cameras located throughout the property.
- Outdoor hot tub conveys with the sale.
- All appliances convey with the sale.

Additional land improvements:

- Concrete livestock watering trough (BMP).