



Songbird Hill

2401 Davis Creek Lane
Lovington, Virginia





PRIVACY & NATURE

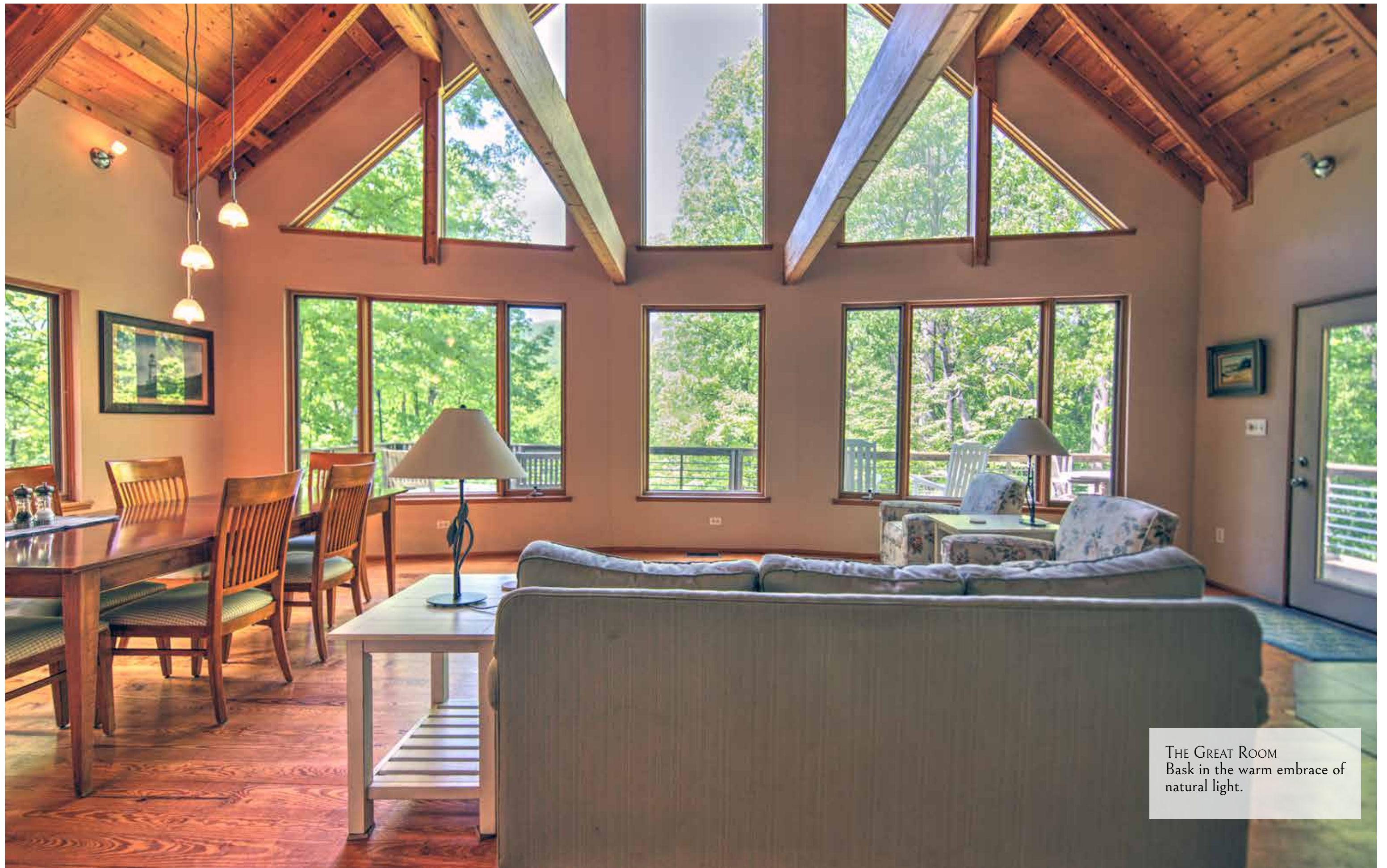
Situated on 12 acres of hardwood forest, this contemporary 3-bedroom home built in 2007 is an artist, naturalist, or writer retreat dream. Thoughtfully designed to bring the outdoors in, it is perfect for someone who appreciates privacy and nature. The landscaping around the home is primarily indigenous and mature, requiring very little maintenance.

The approach to the home is along a driveway through the woods to an elevated home-site. The terrain includes rock faces and springs that flank the private setting. The natural beauty and peaceful surroundings will intrigue you.

The main entrance to the home draws you into a spacious open floor plan. The wood and vaulted ceilings create a warm atmosphere inviting you to relax near the wood stove. The windows frame the views of nature and Brent's Mountain, and there is access to the deck to watch deer and other wildlife. The flooring is reclaimed southern pine and twelve-inch ceramic tiles.

Songbird Hill
2401 Davis Creek Lane
Lovington, Virginia 22949

Year Built: 2007
3 BR, 3 BA
12.20 Acres
Mountain Views
50 Year Roof
Fenced Yard
Firefly Internet



THE GREAT ROOM
Bask in the warm embrace of
natural light.





THE GREAT ROOM

The first and second-level interior walls are hand finished in “Tuscan Plaster” over sheetrock and flooring is engineered “quiet floor” reducing impact noise and vibrations as well as reducing airborne sound transmission.

The great room is filled with natural beauty; with its open layout and beamed ceilings, it creates a comfortable space. The expansive windows offer panoramic views along with a hint of tranquility.



OPEN KITCHEN
Step up to the open kitchen design. The well-designed kitchen with plentiful storage is open to the living area, creating an ideal gathering spot for family and friends.

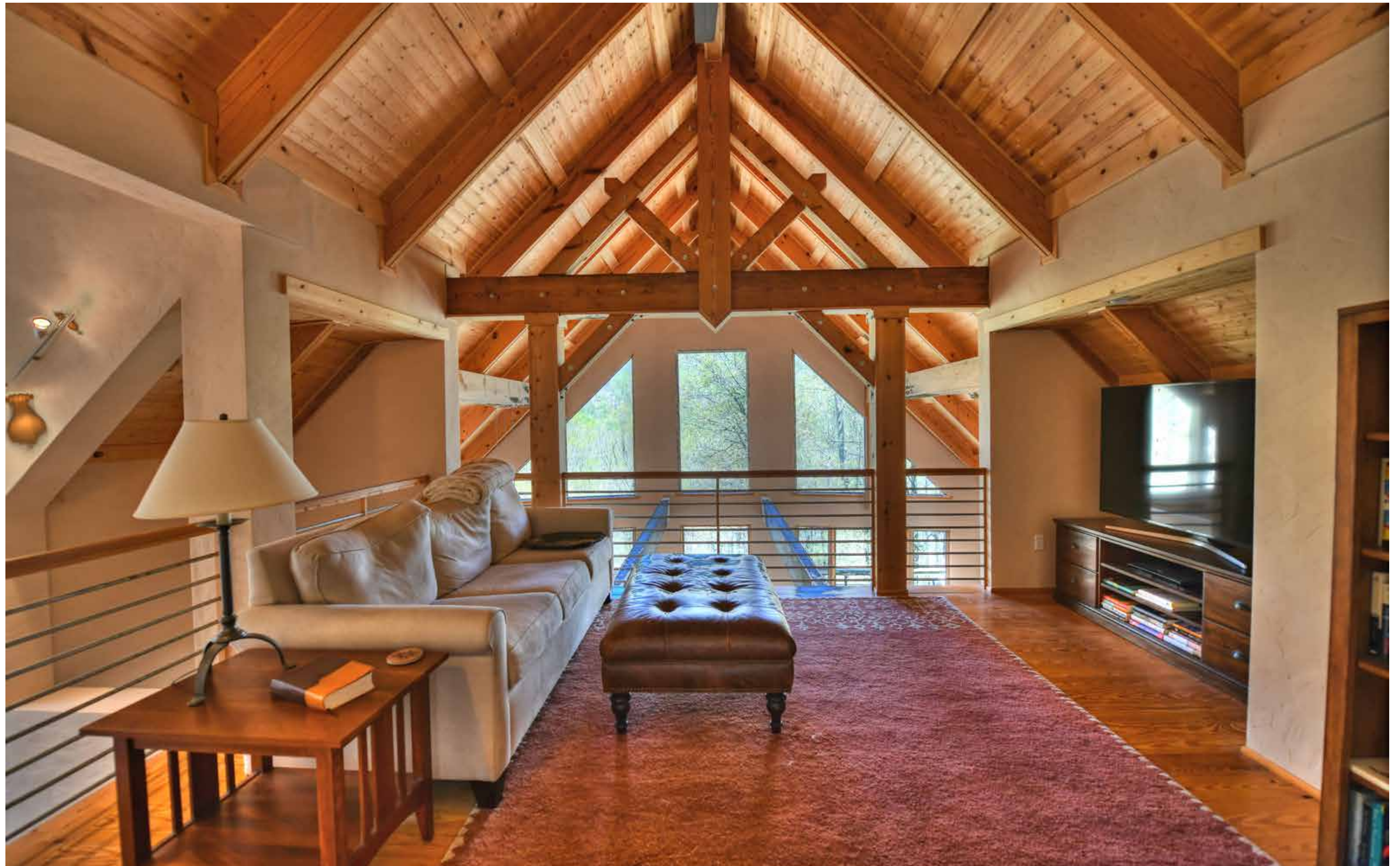


The first level includes a bedroom and a full bath with a sleek design and chic accents. The office, offers direct access to natural beauty outside so you can reconnect with nature as you work.



SECOND LEVEL

Retreat upstairs to the loft sitting room overlooking the great room and a view of Brent's Mountain. To the right lies your sanctuary, a stunning primary suite with a vaulted ceiling, large windows brimming with natural light and skylights. There is a walk-in closet and ceramic tiled bathroom complete with both shower and whirlpool tub. Throughout this home you'll feel as if nature is inviting you in for an unforgettable stay.







The primary bath is open and airy with a whirlpool tub and a separate shower.



THE TERRACE LEVEL

On the terrace level, a spacious family room and third bedroom opens to an inviting fire pit for nights spent outdoors.

There is a dedicated space for a ping pong table, a mechanical room, and a bathroom/laundry room combination and a large storage room with shelving.







OTHER INFORMATION

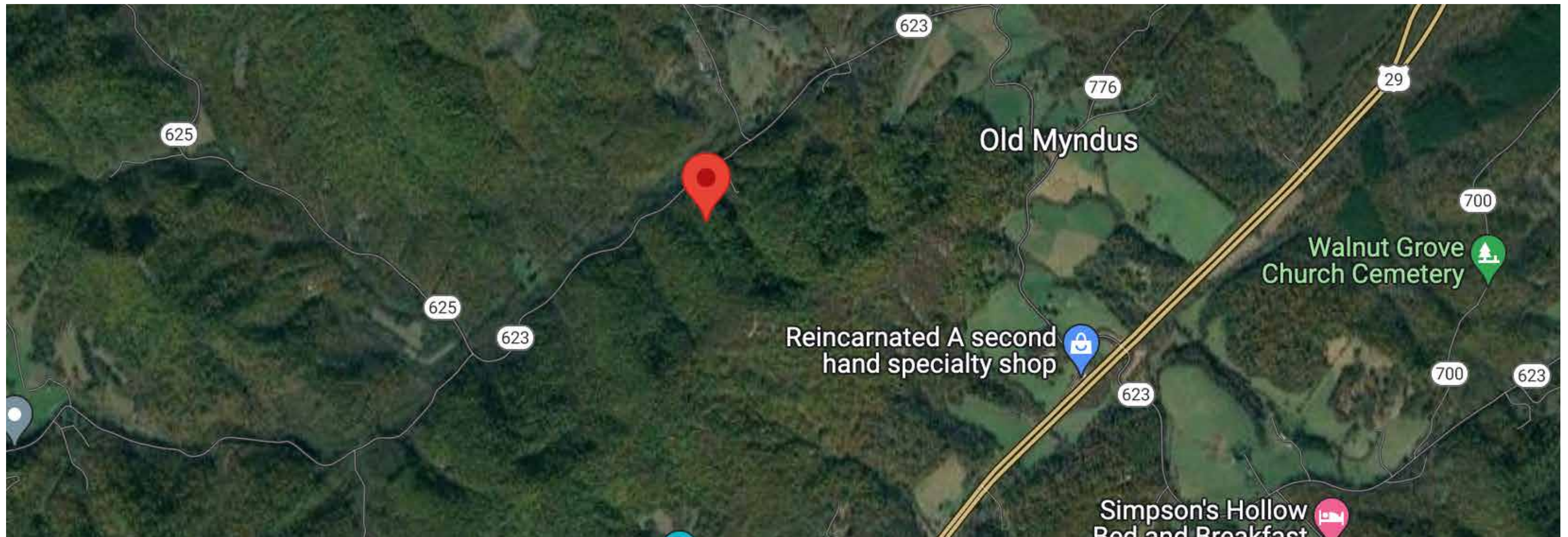
- Firefly Internet
- Propane and oil: Tiger Fuel
- Electric: Central Virginia Electric Co-Op
- Septic pumped: Unknown
- Roof is architectural shingles - fifty years
- Gas grill is attached to propane line and conveys.
- Shelving in storage room on terrace level conveys.
- There is a 200sf garage/workshop outbuilding of manufactured construction located at the rear of the home and a large fenced area.





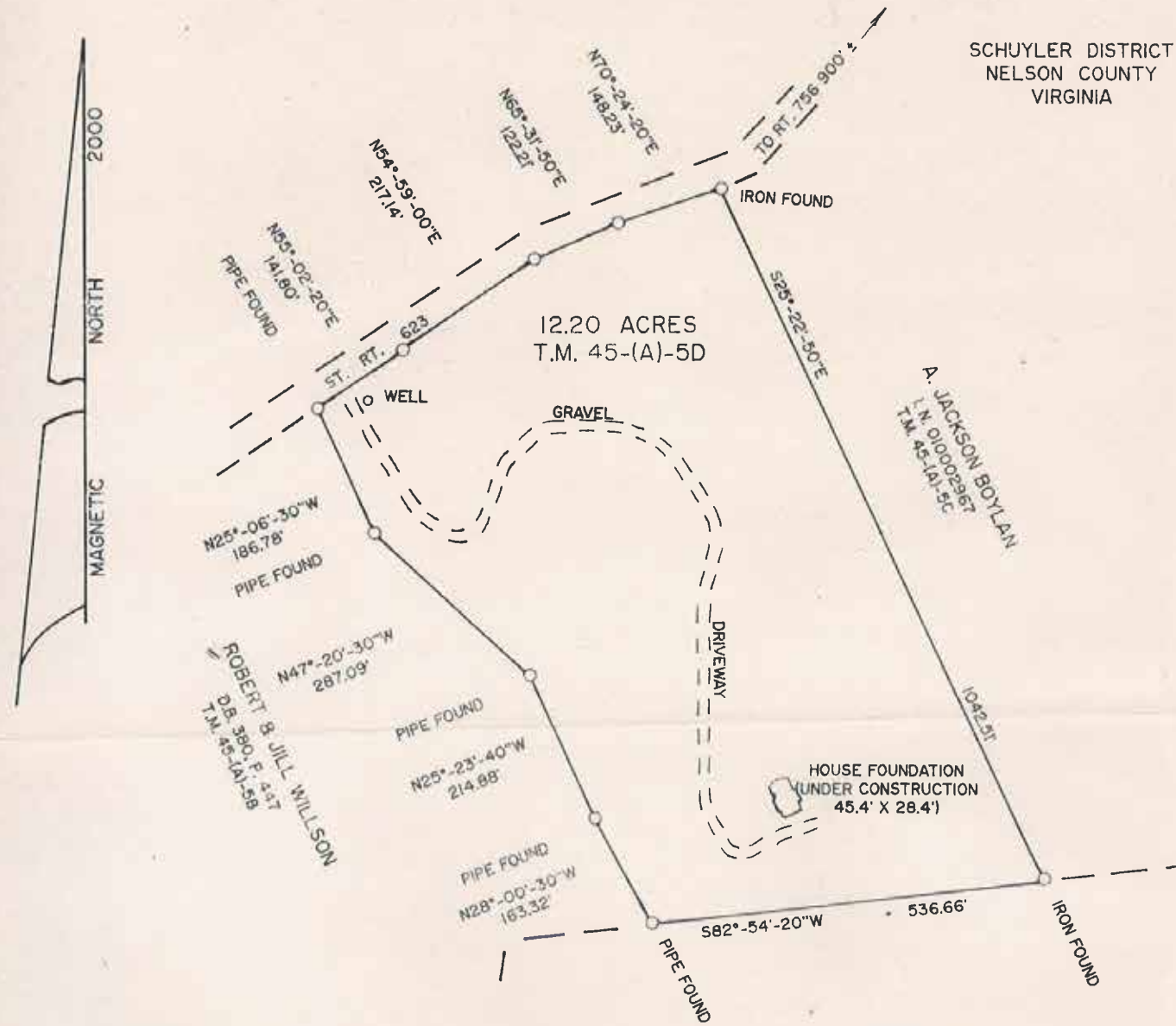
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Convenient to Charlottesville, Rt 29



PHYSICAL SURVEY OF A 12.20 ACRE LOT
ON DAVIS CREEK
SURVEYED FOR JOHN & HELENE DODGE

SCHUYLER DISTRICT
NELSON COUNTY
VIRGINIA



NOTES: THE PROPERTY SHOWN HEREON WAS CONVEYED TO HELENE R. DODGE AND JOHN R. DODGE BY DEED OF RECORD AS INSTRUMENT NO. 020001714. THIS PROPERTY LIES WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAP AND IS NOT IN THE 100-YEAR FLOOD HAZARD ZONE. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT NECESSARILY REFLECT ALL EASEMENTS AND ENCUMBRANCES ON THIS PROPERTY. THE NELSON COUNTY SUBDIVISION ORDINANCE DOES NOT APPLY TO THIS PLAT.
PLAT REFERENCE: ODMC NO. 0106, DATED APRIL 6, 2001.

RUSSELL LEE EVANS
T.M. 45-(A)-37
D.B. 300, P. 271

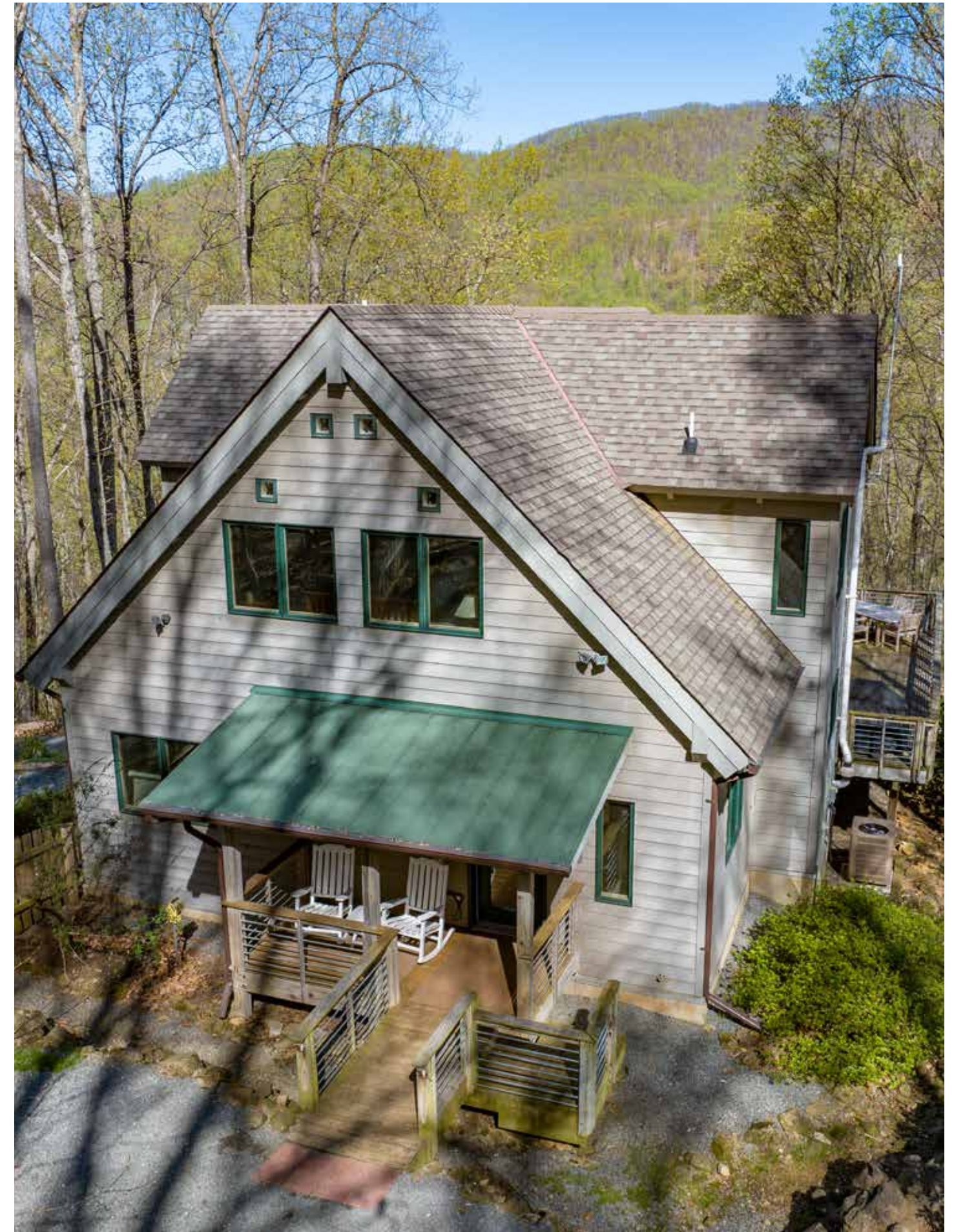


DECEMBER 11, 2002

SCALE

COUNTY	APPROVAL
APPROVED FOR RECORDATION:	
DIRECTOR OF PLANNING	DATE

OLD DOMINION MAP CO.





Songbird Hill

**Listing Agents
Bridget Archer & Pam Dent
Gayle Harvey Real Estate, Inc.**