

BENTIVAR

2343 Hartland Ct.

2343 Hartland Ct., Charlottesville 22911



Exclusively Listed
Pam Dent & Bridget Archer
Gayle Harvey Real Estate, Inc.

LISTING & SELLING





Tucked away minutes from Charlottesville and meticulously maintained, this gracious home with extensive renovations offers distinctive details throughout. Large windows give the feel of a private sanctuary with views of beautiful landscaping.

The main floor has an open floor plan perfect for entertaining with a flow to the back deck. The gourmet custom kitchen with double oven, butler's pantry, breakfast bar, and top-of-the-line appliances will delight the cook in you as you enjoy conversations from the family room and breakfast area.

On the upper floor is an elegant primary bedroom with a tray ceiling and a seating area overlooking the gardens; the primary- bath has a slipper tub, walk-in shower, and quartz counter. In addition, there is an ensuite bedroom, two additional bedrooms with a Jack and Jill bath, a laundry room, and a storage room.

The terrace level is complete with a second family room opening to the patio, an office currently used as a guest bedroom, a bathroom with a walk-in shower, a workout room, an office, an all-purpose room, and plenty of storage space.

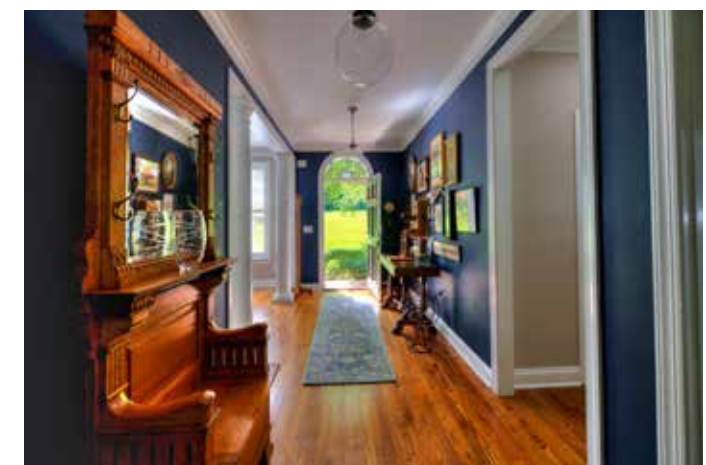
Upgrades include a generator with 18 circuits, bathroom renovations, a new water heater, Smart technology throughout the home, fresh paint, new ceiling fans, and light fixtures,





The Foyer

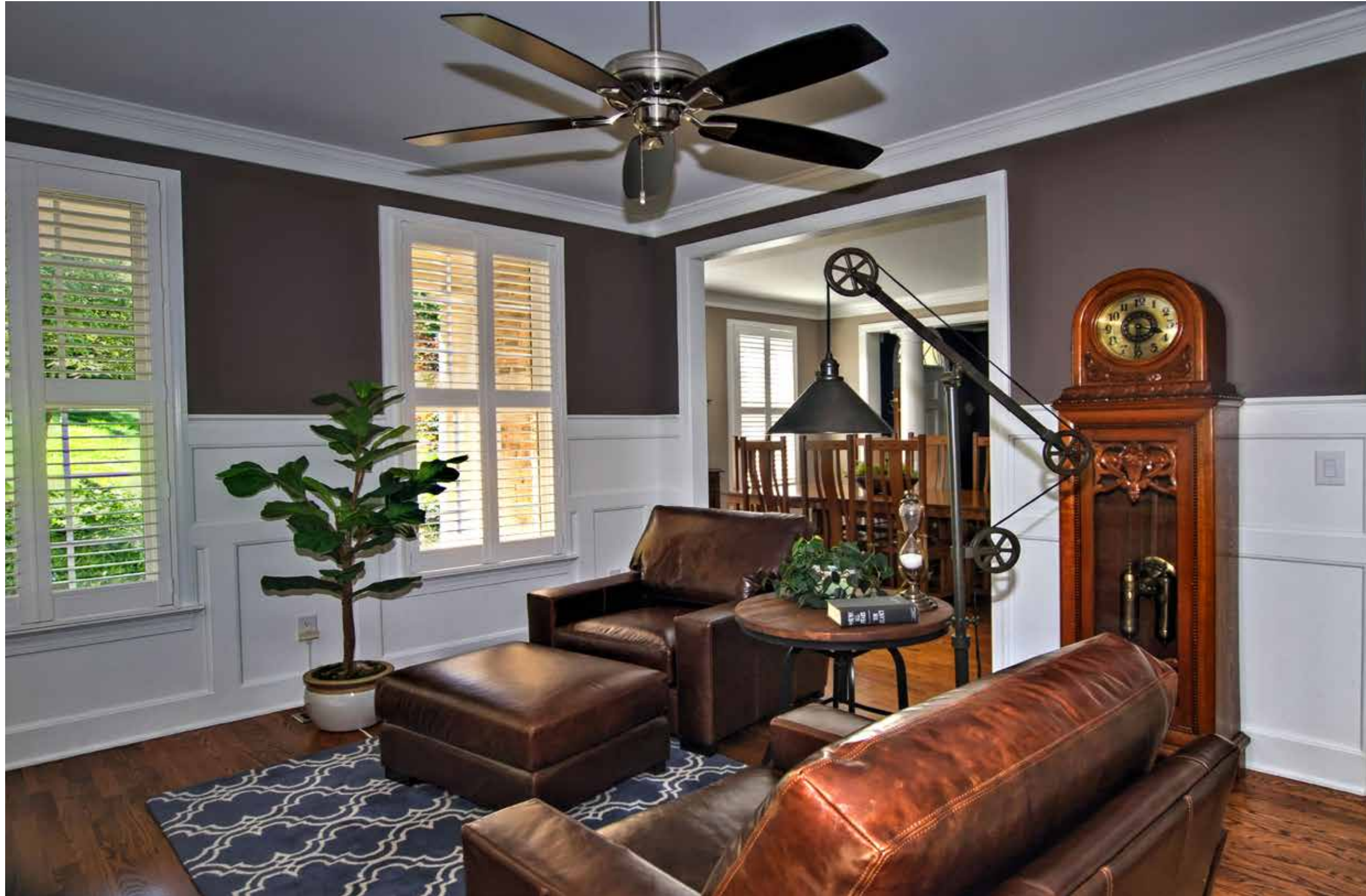
Pottery Barn Light Fixture





The Dining Room

Crown Molding
Plantation Shutters



The Reading Room

Plantation Shutters
Wainscoting
Crown Molding
Transoms



The Family Room

Stone Fireplace
Built-in Cabinetry
New Mantel
Opens To Composite Deck with
Solar Post Lighting





The Kitchen

Granite Counters
Double Oven
Breakfast Bar
Butler's Pantry
Pantry





The Breakfast Room

Pottery Barn Fixture





Upstairs
Foyer





The Primary Suite

Bay Window

Tray Ceiling

Sitting Area

Bathroom

Quartz Counter

Slipper Tub

Tiled Walk-In Shower





Upstairs Bedroom Suite

Ensuite Bath
New Walk-in Shower
New Granite Counter





Upstairs Bedrooms

Jack & Jill Bathroom

New Bathtub

New Granite Counter





Upstairs
Laundry Room



Terrace Level
Family Room
Bedroom/Office



Family Room Stone Fireplace
Doors Open To Patio



Terrace Level
Playroom
Game Room

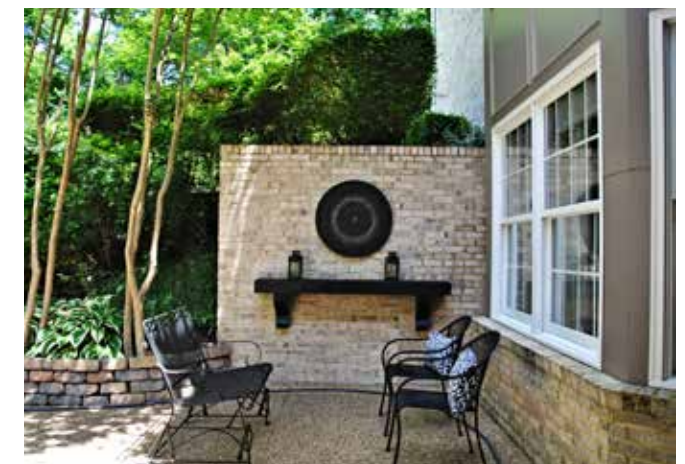


Bathroom
Fully Renovated
Walk-in Shower





Beautifully Maintained
Landscaping





Features

Smart house – outside lights are dawn to dusk – American Standard system. Inside and outside cameras. Auto door locks. Internet connected lights and receptacles in many rooms

Smart security system

Other Updates

All baths have been remodeled.

New insulated garage door and internet-connected opener

New water heater.

Heat pumps 5 yr old and internet connected

All electric outlets are decorator

Door handles replaced

20 kw generator powers 18 circuits

2 zone AC – 2 systems

Septic – anerobic and aerobic tanks. Under contract with AO On Site; inspected every spring.

Most of the light fixtures have been replaced.

Interior repainted w/ decorator colors

New ceiling fans.

Main level

Reading room – plantation shutters, wainscotting, crown molding, transoms

Dining room – crown molding, plantation shutters

Foyer – new light fixtures

Powder room – new lights and mirror

Family room – stone fireplace, built-ins, new mantel, opens onto composite deck with solar post lighting

Breakfast room – new light fixtures

Kitchen – granite counters, double ovens, breakfast bar, built-in butlers pantry, pantry

Second floor

Spacious primary bedroom with bay window and sitting area. Tray ceiling.

Primary bathroom – totally redone. Quartz counter, slipper tub, beautiful tile walk-in shower

Bedroom 2 – ensuite bath. New walk-in shower, new granite counter

Bedroom 3

Jack and Jill bath – new bathtub, new granite counter

Bedroom 4 – currently used as an office

Laundry room – remodeled with crown molding, shelves, stainless steel sink

Spacious foyer

Unfinished storage room

Terrace level

Family room with stone fireplace, doors opening to patio

Office currently used as a bedroom (no closet)

Playroom and office

Full bath totally redone with a beautiful walk-in shower

Landscaped yard – 2 acres with extensive plantings

Internet: Cable

Electric: Dominion Power

Well

Septic

Whole House Generator



BENTIVAR

EXCLUSIVE LISTING AGENTS

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VirginiaCountryLiving.com/2343-hartland

Contact your REALTOR
for a showing appointment.