

Cedar Ridge

4051 Irish Road
Schuyler, Virginia 22969









SUSTAINABLE COUNTRY LIVING

Tucked away in the stunning foothills of the Blue Ridge Mountains, a winding 3/4 mile driveway leads you through a forest of mature walnut, cedar, and oak trees and along babbling streams. A five-acre fishing pond stocked with a variety of fish comes into view. Water from custom-designed waterfalls cascades into rock pools, creating a soothing sound as the water reaches the pond, creating an air of tranquility. The gravel driveway continues to a home with breathtaking Blue Ridge Mountain views stretching for miles.

The property spans over 87 acres, of which approximately 20 are groomed and suitable for farming. One acre adjacent to the pond is supported by an irrigation system. The property is a gardener's delight, and open land makes it ideal for horses, with riding and walking trails to explore through the woods and alongside natural streams.





THE MAIN RESIDENCE

The Lindal Cedar house was built in 1997 with 10-foot vaulted wood-beamed ceilings to create an airy atmosphere, while Pella skylights and panoramic windows allow natural light into every room. As you enter the home, travertine tile leads you to a spacious, inviting living room with a fireplace at its center. Blue Ridge Mountain views adorn the windows. Dual atriums with fountains flank the entrance to the family room, adding a touch of elegance. The house is one level making life easy. Meal creations come alive in the gourmet kitchen with custom maple cabinets, a center island, and stainless steel appliances. The travertine 25x20 patio overlooking the lake and wildlife provides the perfect setting for an evening dinner. Off the kitchen, you will find a mud room and a beautiful guest bath. The primary bedroom en-suite is spacious, with vaulted ceilings that provide plenty of natural light. The adjoining bathroom with a jacuzzi tub is perfect for unwinding. On the opposite side of the house are two guest bedrooms with high ceilings and views and a full bath.

The Living Room

The rustic ambiance of the living room is heightened by the presence of beams and a fireplace, giving the space a cozy yet open feel. The use of travertine tile adds a touch of elegance to the already impressive room, making this the perfect spot to relax and unwind while taking in the breathtaking scenery.



The Dining Room

The dining room provides a stunning view of the breathtaking Blue Ridge Mountains through the large windows that allow natural light to flood the space. The 10-foot ceiling, complete with wooden beams, adds a touch of charm to the room. Guests will be captivated by this dining room's welcoming atmosphere.







The Kitchen

Enjoy gathering around the oversized center island with four burner gas cooktop and grill. There are two large pantries to accommodate all your cooking items.





The Family Room

The family room is airy, with eight skylights allowing abundant sunlight to illuminate the space. You'll notice the glass doors that lead to an inviting patio where you can enjoy a glass of wine with friends and family while taking in the serene views of the pond and its wildlife.



Family



Family

DAD'S SPOT
SNACKS
HERE

The Primary Suite

The primary suite has a generous layout that provides ample space for relaxation. Doors lead to the patio where you can unwind after a long day. Inside the primary bath, you'll find luxurious amenities that cater to your every need; an indulgent jacuzzi tub, a separate shower, and a water closet for added privacy. The dual sinks add a functional aspect to the area, leaving you with plenty of room to prepare for the day ahead.









Guest Rooms

A split bedroom design provides guests with a peaceful and private retreat. The bedrooms offer ample space and natural light and share a well-appointed bathroom.





HALL OFF LAUNDRY



GUEST BATHROOM



LAUNDRY ROOM



MUDROOM









THE COTTAGE

Expanding the home, you will find a breezeway leading to a spacious two-bedroom all-cedar cottage with 12-foot ceilings and a fully equipped kitchen. There is a full bath with a walk-in tub to accommodate disabilities. The dwelling has been permitted as a Homestay and would make a great Airbnb or guest house. It adjoins a covered three-vehicle carport and a finished climate-controlled workshop. The oversized gravel driveway has plenty of space for additional parking. The cottage has its own address and mailbox.









WORKSHOP



WORKSHOP

















ADDITIONAL INFORMATION

The Forest

There is a variety of mature timber on the land, including cedar, red oak, black walnut, maple, hickory, poplar, sycamore, japanese cherry, eastern redbud, river brch, autumn olive, and numerous other species.

Division Rights

According to the seller, the property has nine development rights. The main entrance to the property is on Irish Road; however, there is also 300-foot frontage on Old Green Mountain Road.

Electric & Easements

The property has two 200 amp electric services, including 220-volt service to extended areas of the property, all underground. There is also a 220-volt electrical hookup for an RV. For beautification and safety purposes, all overhead electric that once crisscrossed the property are now underground, and the power company has released those easements.

Generator

A whole house generator will run the main house and cottage should you lose power making the property sustainable.

Internet: Brightstar

The seller has pre-registered for Firefly fiber optic internet. Please check with Firefly regarding timeframe.

Fencing

The backyard is enclosed with a custom wood fence with wire mesh and numerous self-closing swing gates to keep children and pets safe.

Three Wells

There are three strategically located wells and over 20 cleared acres of land for farming activities complete with irrigation located on one acre near the pond.

Heat

Main House: Dual Fuel Heat Pump
Cottage: Mini Splits

Central Air

Main House: Heat Pump
Cottage: Two Mini Splits

Road Maintenance Agreement

Recorded With County

2022 Taxes: \$3977.94

Currently In Land Use

Year Built 1997 Remodeled in 2022

Square Footage:

Main House: 3217 / Cottage 750

Propane: Tiger Fuel

Electric: Appalachian Power

Roof: Architectural Shingles

Siding: Cedar

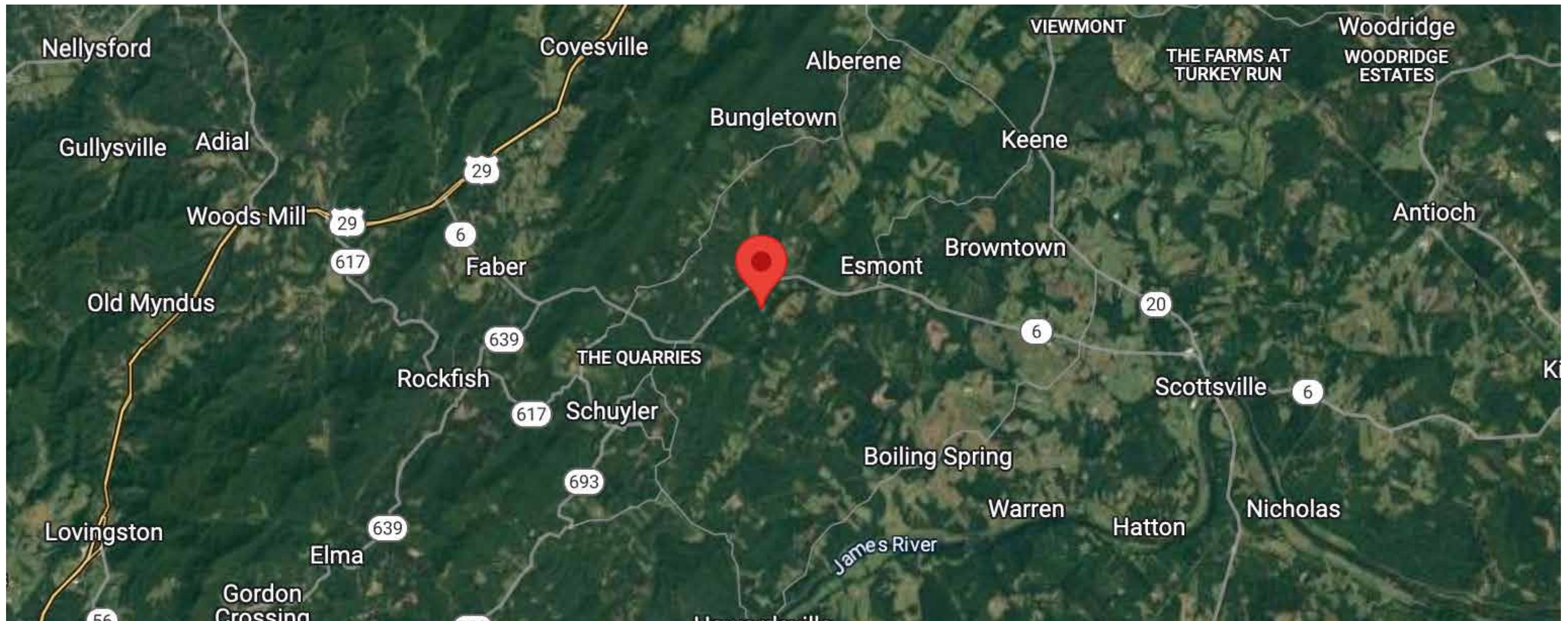
Information is provided by owner but not guaranteed.

Cedar Ridge Farm Schuyler, Virginia

Convenient to Charlottesville, Rt 29

4051 Irish Road, Schuyler, Virginia 22969

Getting to Charlottesville is a breeze from Cedar Ridge. The scenic drive will take just 20-25 minutes, allowing you to soak in the views. You are just 10 minutes away from the conveniences of Scottsville, where you can find a Food Lion, pharmacy, Subway, and fine dining options. And for those lazy weekends, you are convenient to wineries and distilleries and a short drive from Monticello, Ash Lawn, UVA, and Wintergreen Ski Resort.



NOTES:

The boundary shown for TM 127-26 & 28 is based on a plat done by Rivanna Engineering, Inc. dated June 25, 1998 and revised December 14, 1998.

The boundary shown for TM 127-29E and areas 'X' & 'Y' are based on a current field survey.

The boundary shown for TM 127-38D is based on a plat done by Robert L. Lum dated December 1, 1988.

This Plat has been prepared without benefit of a current title report and does not therefore necessarily indicate all encumbrances on the property. It is therefore subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to this property which have not expired by limitation of time contained therein or have not otherwise become ineffective.

All structures shown on this plat are existing.

The Stream Buffers shown herein shall be managed in accordance with the Albemarle County Water Protection Ordinance.

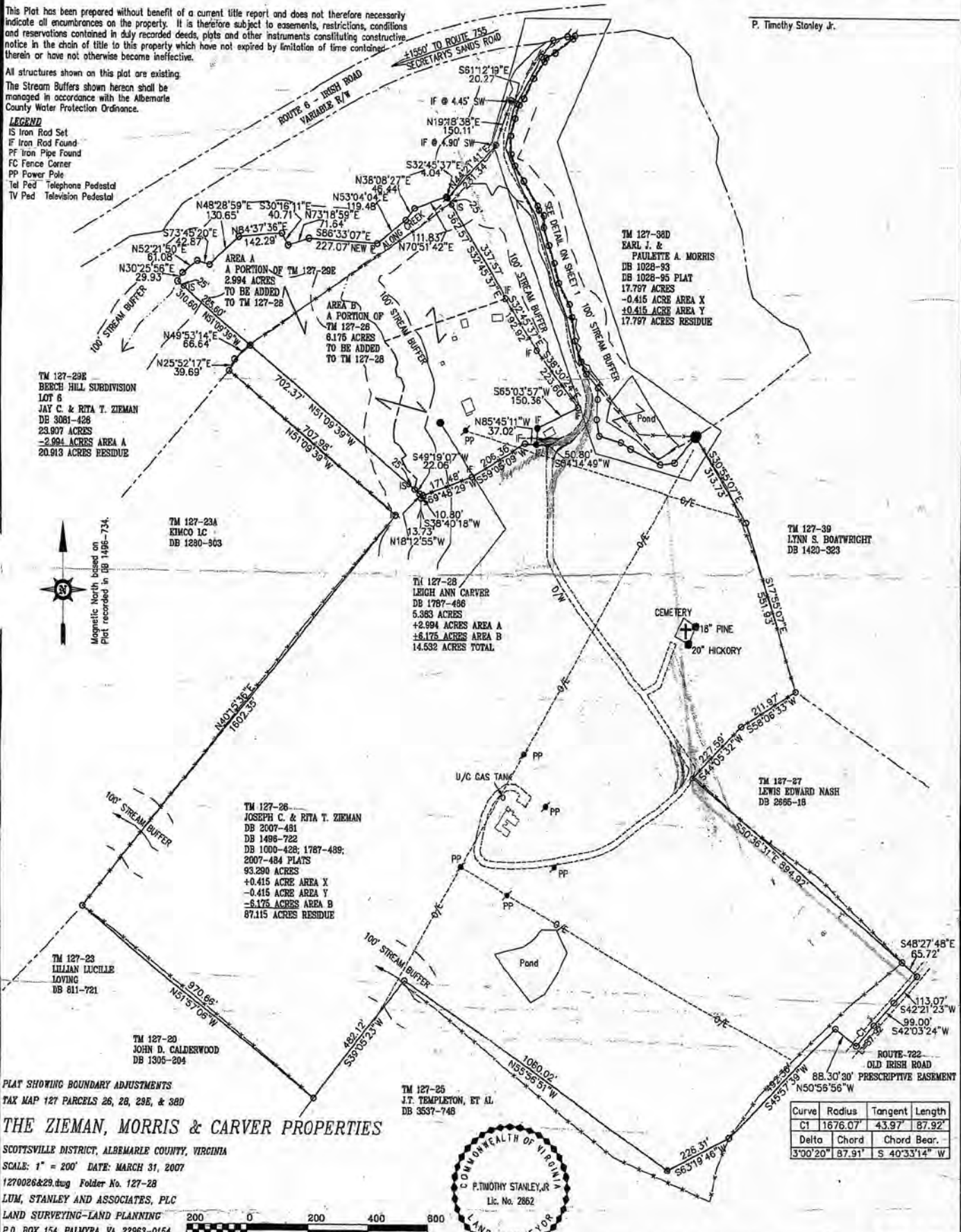
LEGEND

- IS Iron Rod Set
- F Iron Rod Found
- PF Iron Pipe Found
- FC Fence Corner
- PP Power Pole
- Tel Ped Telephone Pedestal
- TV Ped Television Pedestal

STATEMENT OF TITLE

The land shown was obtained by Joseph C. & Rita T. Ziemar, as recorded in Deed Book 1496 Page 722 and Deed Book 2007-481, Leigh Ann Carver, as recorded in Deed Book 1787 Page 486, Earl J. and Paulette A. Morris, as recorded in Deed Book 1028 Page 93, and Jay C. and Rita T. Ziemar, as recorded in Deed Book 3081 Page 426, and to the best of my knowledge meets all the requirements regarding the platting of Boundary Line Adjustments.

P. Timothy Stanley Jr.



PLAT SHOWING BOUNDARY ADJUSTMENTS

TAX MAP 127 PARCELS 26, 28, 29E, & 38D

THE ZIEMAN, MORRIS & CARVER PROPERTIES

SCOTTSVILLE DISTRICT, ALBEMARLE COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: MARCH 31, 2007

1270026&29.dwg Folder No. 127-28

LUM, STANLEY AND ASSOCIATES, PLC

LAND SURVEYING-LAND PLANNING

P.O. BOX 154, PALMYRA, VA. 22963-0154





Cedar Ridge

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