



Four Seasons Retreat

21 Bridgeport Lane
Schuyler, Virginia 22969
Nelson County





Unplug, Refresh & Rejuvenate

The sun shines on the Rockfish River, glinting off the water as it winds through the mountains and a light breeze blows through the trees. You can hear flowing water in the distance from the nearby waterfalls. Four Seasons is a retreat property away from the noise of the city. The moment you see the views of the Rockfish River and mountains from your oversized deck, you will know that you have found your perfect getaway.

With the Rockfish River at the entrance of this property, you can enjoy easy river access for kayak and fishing. The property is ideal for an Airbnb and currently rents for \$239/night plus a \$150 cleaning fee. Just note that four-wheel or all-wheel drive is necessary to access the property.

Additional features include raised garden beds, outbuilding with electricity, fenced area for dog, treehouse and play area, picnic area with firepit.



THE COTTAGE

Once inside the cottage, you will notice the open floor plan that allows light and views from every window. The dining and living areas are spacious and comfortable, making it easy to host guests. The kitchen is perfect for preparing favorite meals. Two spacious bedrooms and bathrooms are on the main level; the primary suite has an attached bathroom. When it's time to unwind, head downstairs to a large family room for movie night and space designated for a guest sleeping area.

There is a Jotul gas stove to keep you warm on winter nights.







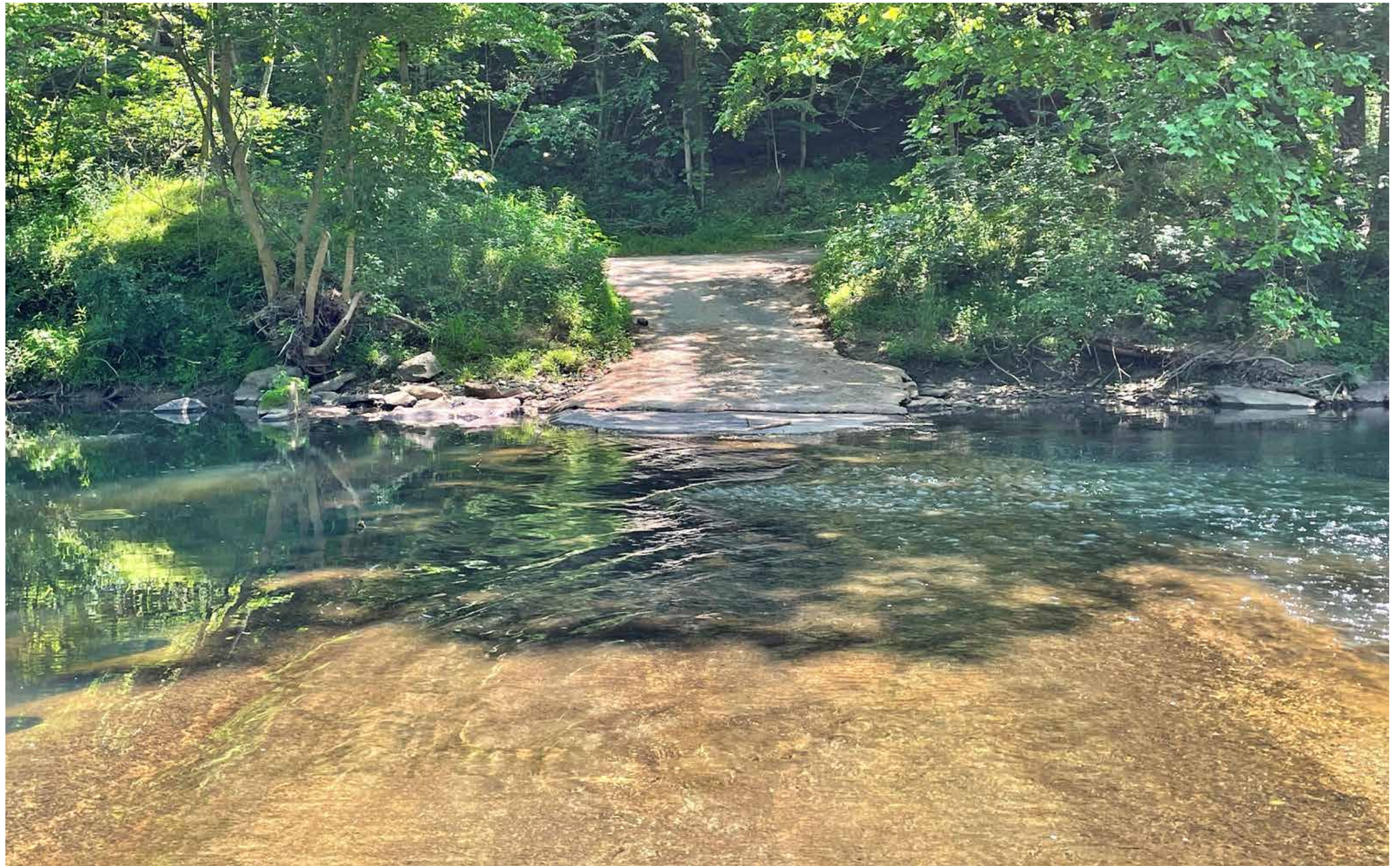




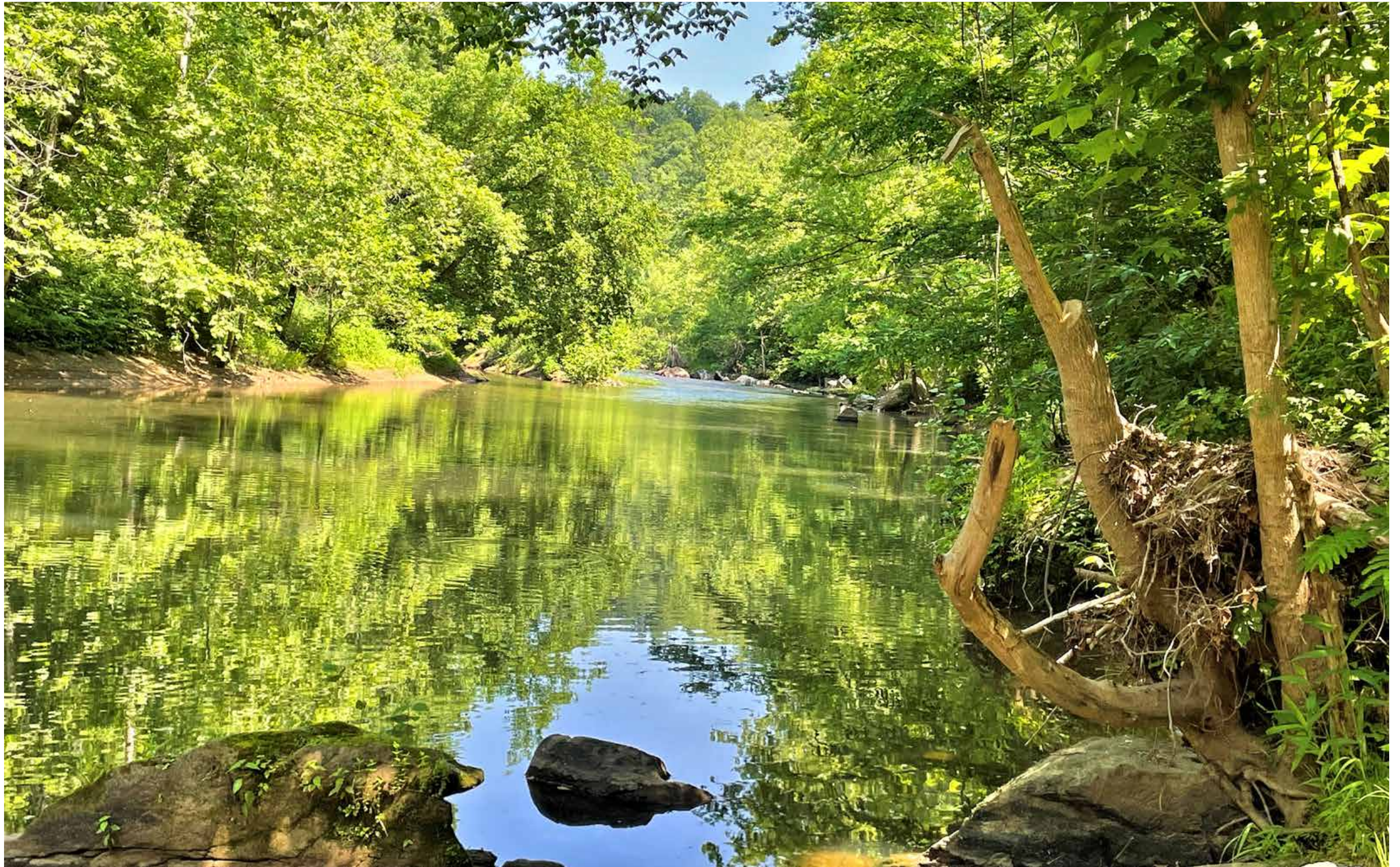












OTHER INFORMATION

- HOA \$300 Year
- SQUARE FOOTAGE: 2288
- YEAR BUILT: 1994
- ACREAGE: 3.17
- 2023 TAXES: \$2080.66
- INTERNET: ViaSat
- PROPANE: Tiger Fuel
- ELECTRIC: Appalachian Power
- ROOF: Architectural Shingles
- SIDING: Vinyl
- CENTRAL AIR & HEAT: Heatpump
- GENERATOR: Whole House
- PROPERTY SOLD AS IS: Inspections welcome for information purposes only.

CURRENT AIRBNB RENTAL RATES

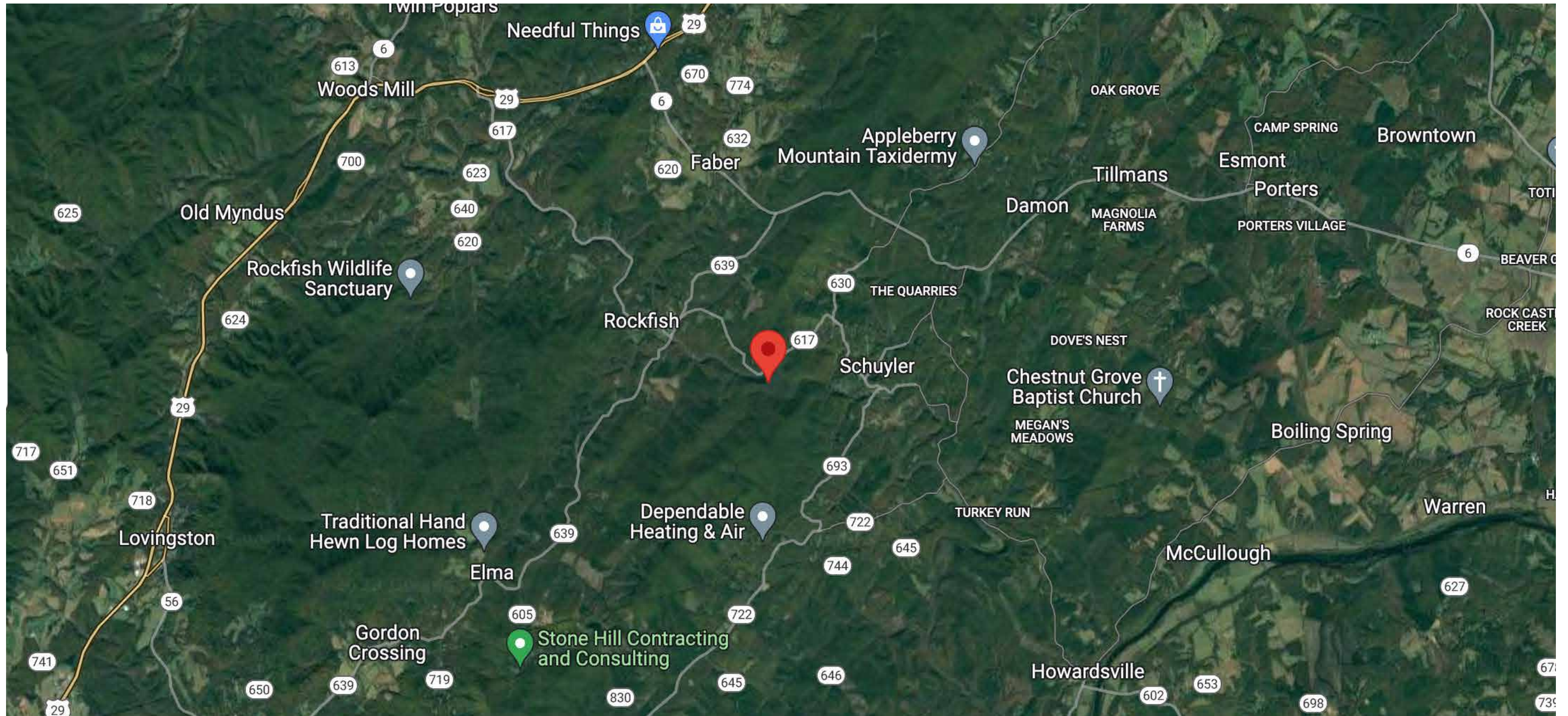
\$135/Night + \$150 Cleaning Fee

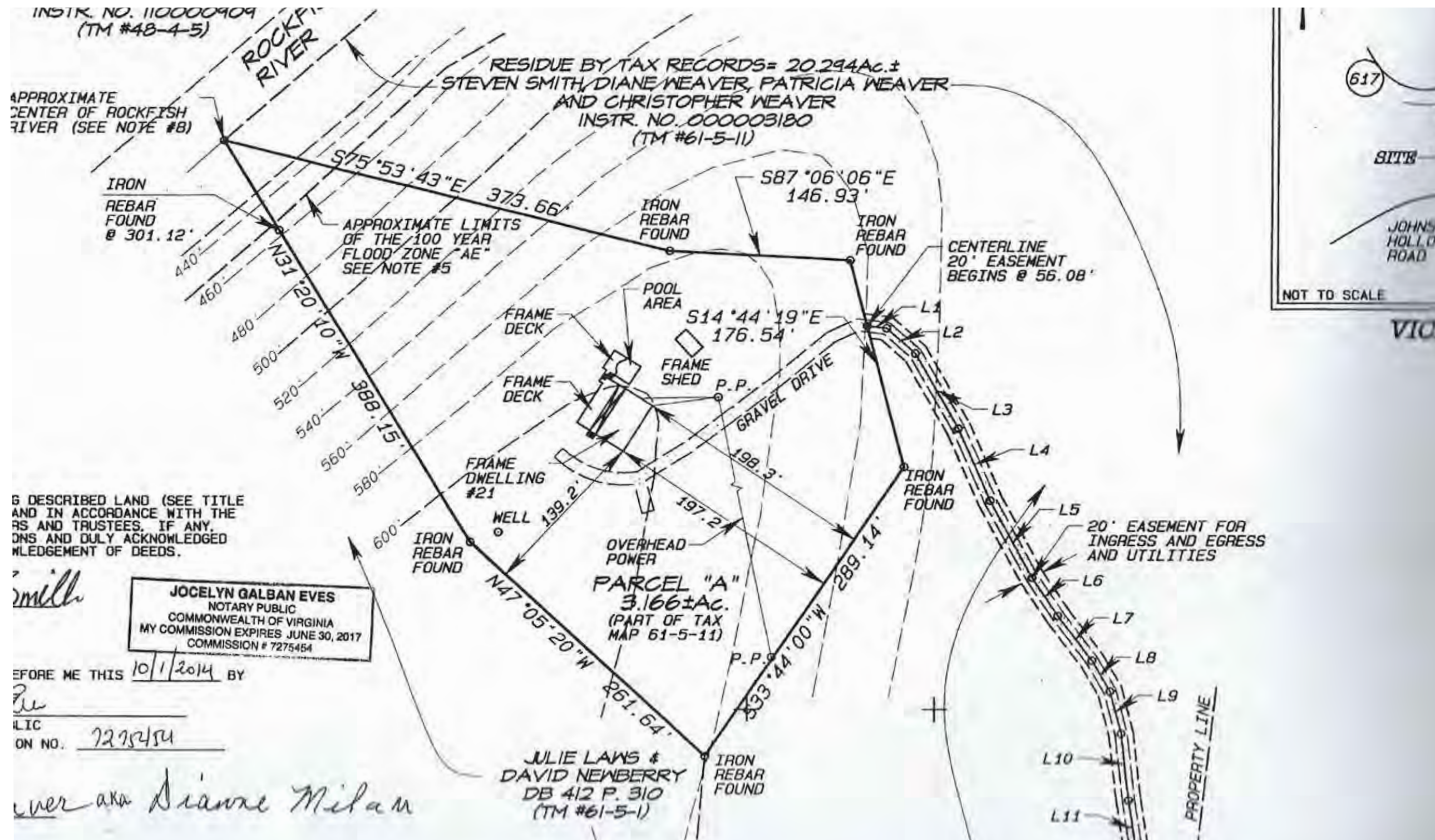
Convenient to Charlottesville, Wintergreen, Wineries,
Breweries, Hiking, Kayaking, Fishing

FOUR SEASONS
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INSTR. NO. 110000909
(TM #48-4-5)

RESIDUE BY TAX RECORDS = 20.294 ac. ±
STEVEN SMITH, DIANE WEAVER, PATRICIA WEAVER
AND CHRISTOPHER WEAVER
INSTR. NO. 000003180
(TM #61-5-11)

APPROXIMATE
CENTER OF ROCKFISH
RIVER (SEE NOTE #8)

APPROXIMATE LIMITS
OF THE 100 YEAR
FLOOD ZONE "AE"
SEE NOTE #5

CENTERLINE
20' EASEMENT
BEGINS @ 56.08'

NOT TO SCALE

6 DESCRIBED LAND (SEE TITLE
AND IN ACCORDANCE WITH THE
RS AND TRUSTEES, IF ANY,
ONS AND DULY ACKNOWLEDGED
WLEDGEMENT OF DEEDS.

JOCELYN GALBAN EVES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2017
COMMISSION # 7275454

BEFORE ME THIS 10/1/2014 BY

[Signature]
LIC
ON NO. 7275454

ever aka Diane Milan

JULIE LAWS &
DAVID NEWBERRY
DB 412 P. 310
(TM #61-5-1)

617

SITE

JOHNSON
HOLLOW
ROAD

VICIN

PROPERTY LINE



Four Seasons Retreat

Exclusive Listing Agents

Bridget Archer & Pam Dent

GAYLE HARVEY REAL ESTATE, INC.

