

Parker Mountain

121 Lexington Court
Stanardsville, Virginia 22973



Our Story

Imagine majestic views of the Blue Ridge Mountains from your home located on thirteen acres situated on the slopes of Parker Mountain in rural Greene County, Virginia. The utmost in quietness, comfort, with a peaceful existence. The fresh air lifts spirits through the day, and the cool nights demand sleeping with open doors. The unbelievable view of fall colors reflects nature's commitment to give pleasure to our being, and the chill of winter promises that warmth is on the way.

We came from Virginia Beach because of the desire for the full-time experience of the beautiful Virginia Mountains. We wanted the relaxing atmosphere with space to feel uncrowded, while still having the convenience of shopping for our “wants” and the proximity to the necessities of life. We no longer would have to put up with sand in our underwear.

So, we fortunately found this thirteen-acre site on the slope of Parker Mountain in Greene County, which is mostly rural area, but within reasonable distance to all the other things we desired or needed. It also offered close proximity to the Shenandoah National Park and Skyline Drive. There is a small and well stocked market about two

miles away, more significant access to larger stores about nine miles away in the Ruckersville area, and access to about anything one might desire located in Charlottesville, approximately twenty-five miles away. Should medical care be needed, there are excellent dental and emergency facilities in the Ruckersville area, while the University of Virginia Health System (one of the best in the Country) and the Sentara Health System are in Charlottesville. By the way, the Greene County Rescue Service has demonstrated that it is outstanding in terms of rapid response and medical competence.

On our thirteen-acre lot we invested in a home that has all the attributes of an extremely well-built residence featuring three bedrooms with three and a half baths plus a spacious family room. There is also a large separate office overlooking the surrounding wooded property, and everything has ultimate accessibility with a three-story elevator. Included is unique craftsmanship with custom interior trim throughout, and there are hardwood floors in the living areas, and custom window treatments, with high ceilings. Other amenities include a custom designed kitchen with granite countertops and upgraded appliances, an efficient gas fireplace, and an emergency backup power system. All baths are tiled with enclosed showers and granite countertops. Large, wraparound porches on two levels invite you to linger and enjoy the mountain vistas. The home is extremely energy efficient with a geothermal and zoned HVAC system, thicker exterior walls with extra insulation, and upgraded thermally efficient windows. There is a three-bay garage and a large detached outbuilding (mini-barn) for work (or craft) shop with a large attic storage space. The beauty of the property exhibits the eye appeal of professional landscaping, an all-brick exterior, and an architectural roof. There is a focus on relaxing and entertaining with the inclusion of a very large brick patio and separate deck.

We have truly treasured the opportunity to live in this beautiful home, and while it is an outstanding place to spend a lifetime, family matters dictate we renew our existence in the Virginia Beach area. We will be sad to leave here. We will be sadder to get the sand back in our underwear! We are going to really miss Parker Mountain.

We hope you love this home and property as much as we have loved living here.

Bill & Ann











LIVING ON PARKER MOUNTAIN

This exquisitely crafted brick residence on 13 acres is perched on a mountainside where the setting sun reflects a warm evening glow. The mountain and vineyard views provide the perfect backdrop for hours of relaxation on the wrap-around porch.

As you approach, the quality of this property immediately becomes apparent. The paved driveway leads you to a commanding home set among a profusion of flowers.





THE RESIDENCE

The craftsmanship in this home is exquisite, with meticulous attention to detail, custom trim, beautiful hardwood floors, and impressive nine-foot ceilings. Thoughtfully designed to create a warm and inviting atmosphere, each room of this home has access to one of the two wrap-around porches.

Upon entering the foyer, you'll notice the carefully crafted molding and trim. The dining room with elegant coffered ceiling is to the right, leading to a well-appointed kitchen. The living room features a beautiful stone fireplace, wood beams, and built-ins.

The second floor includes a luxurious primary suite with a sitting area, and two additional large bedrooms. The bathrooms are elegantly tiled, boasting enclosed showers and granite countertops. Additionally, a spacious office at the end of the hall offers stunning mountain and forest views.

On the terrace level you will find a spacious family room with direct patio access and a tiled full bath.

An elevator provides an efficient and convenient alternative to stairs.

Completing this remarkable property is an attached heated and air-conditioned three-bay garage, providing ample space for vehicles. There is a large detached workshop perfect for hobbies and projects.



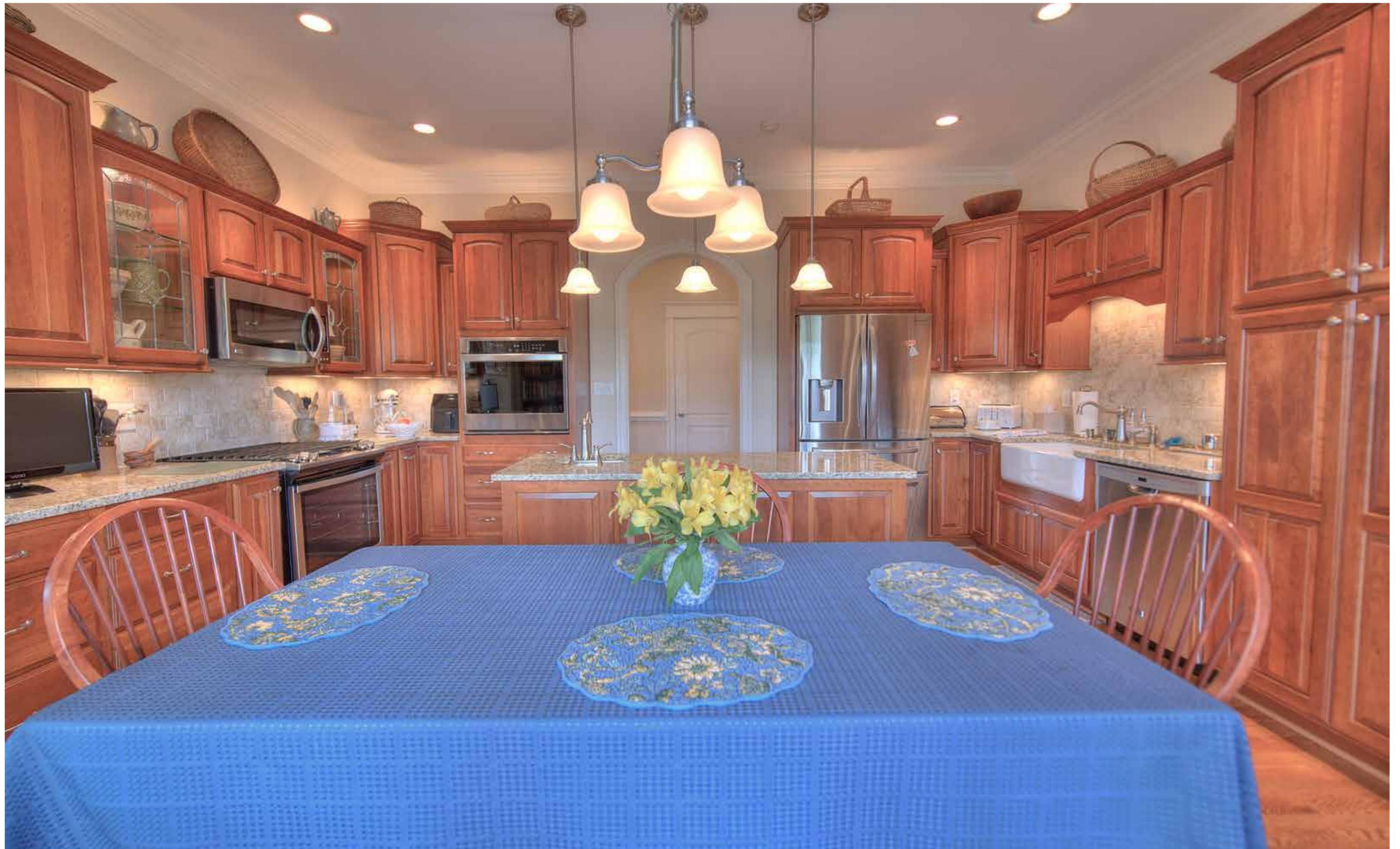


















The Upper Level



The Primary Suite







Two Second-Floor Bedrooms

Two spacious second-floor bedrooms, with a shared bathroom.



The Office



**The Terrace Level
Family Room**













ADDITIONAL INFORMATION

Replacement Cost Of Structures

\$1,500,000

Outside walls are 2 x 6 instead of 2 x 4.

Roof

30 Years, architectural shingles, lightning rods.

Generator

A whole house generator.

Internet: Firefly

Firefly fiber optic internet has been run to the road.

Septic

Septic was pumped in 2022.

Well

Water softener and UV system installed.

Air Conditioning

Heat Pump

Heat

Geothermal and propane backup.

Propane

1000 Gallon tank

Used for backup heating, cooking, fireplace, patio grill and whole house generator.

TV: Dish TV

Geothermal Heat

Four Vertical wells, four zones, electric and propane augmentation when needed.

Windows & Doors

Upgraded windows and doors with insulated glass.

Windows are Jeldwen with Low-E Glass.

All exterior doors are ThermaTru, insulated, and have triple locks.

Storm doors on all exterior doors.

Balconies, Decks & Porches

Extruded aluminum, concrete, brick, and wood.

Utility Costs

Electric: Average \$200 Month

Propane: Average \$366 Year

Gallons Used 250 - 350

HOA

\$600 Year

14 Lots in Subdivision

Community Pond: Stocked for fishing

Covers: Common ground lawn maintenance

Pond maintenance is covered by special assessments.

2022 Taxes: \$5,844.14

Year Built 2010

Square Footage:

Living area total: 4050 SF

Garage (finished): 805 SF

The concrete room: 120 SF

Electric Company: Rappahanock Electric Coop

Live comfortably in the heart of Greene County

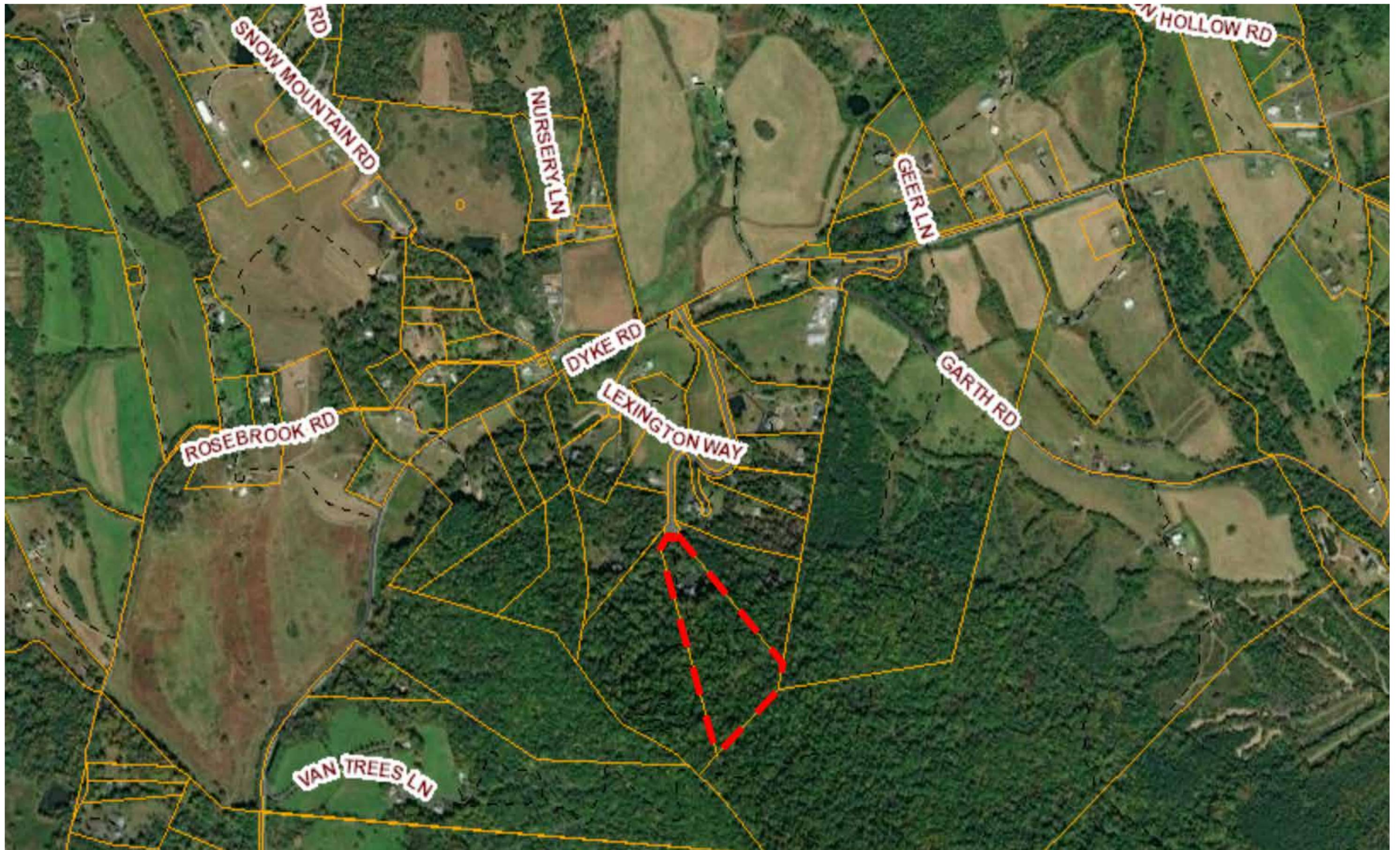
121 Lexington Ct.
Stanardsville, Virginia

Convenient to Charlottesville, easy 25 miles on Rt.29
South or alternate drive along beautiful country roads.

- Small market two miles away, larger stores nine miles away in Ruckersville area, and Charlottesville is a convenient drive 25 miles south.
- Excellent dental, medical, and emergency facilities in Ruckersville area.
- UVA Health System and Sentara Health System in Charlottesville.
- Outstanding rapid response and medical competence from Greene County Rescue Service.
- Take a Sunday drive to nearby Shenandoah National Park and Skyline Drive.









Parker Mountain

Contact your Realtor for a showing.

