

**Charlottesville (albemarle) - \$649,990**

**MLS# 506186**

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**Please Contact**

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**Bhg Real Estate III - North**  
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**Property Details**

Type	Detached
Address	<b><u>2732 Proffit Crossing</u></b>
Bedrooms	4
Total Baths	4
Full Baths	3
Half Baths	1
Year Built	2013
Sq	3,192
Feet(Finished)	
Acreage	4.40
Sq	1,759
Feet(Unfinished)	
Garage?	Y
Basement	Inside Access, Outside Entrance, Rough Bath Plumb, Unfinished, Walk Out, Windows, Terrace Level
Interior	Ceiling Fan(s), Chair Rail, Crown Molding, Walk-in Closet
Exterior	Brick, Hardboard
Design	Colonial, Contemp

**Remarks**  
 SPECIAL OFFER- \$649,900 with closing by 10/31.....Enormous value on 4.4 acres. Introducing "the Lockhart III" by custom builder Dominion Development Co. Set upon 4.4 gorgeous acres in the lovely private community of Proffit Ridge. Only 18 homes to be built in this great neighborhood just 3 minutes from Baker Butler Elementary School, Martha Jefferson urgent care, Hollymead Town Center & the C'ville airport. NGIC is 10 minutes away. Hardiplank/Brick exterior.3-car. ASK ABOUT 1st level FLEX RM Built by DOMINION DEVELOPMENT

**Other Information**

Cooling	Central AC
Heating	Dual Fuel
FireplaceType	Stone, Gas
Num Fireplaces	1
Amenities	
Fence	

**Rooms**

Name	Dimensions	Level
Foyer		1
Dining Room	11x14'5	1
Half Bath		1
Family Room	21'10x15	1
Breakfast Room	13'4x10'3	1
Kitchen	26x15	1
Full Bath		2
Bedroom	12'6x15	2
Full Bath		2
Bedroom	13x12	2
Full Bath		2
Laundry		2
Foyer		2
Bedroom	12'10x12	2
Master Bedroom	20'2x15	2



The Lockhart III, NOW COMPLETE!! What an opportunity to own a brand new luxury home on 4.4 acres in one of the county's loveliest communities.

SEE ATTACHED MAIN LEVEL Study, bedroom and full bath OPTIONS.



Beautiful Proffit Ridge. 18-homesite community

Gorgeous Proffit Ridge Community. Home to the new complete Lockhart III on lot 14. 18 homesite community

The Lockhart III gourmet kitchen..Stylish custom kitchen with Absolute Black granite countertops and stainless refrigerator and dishwasher.



Beautiful 2-story foyer that welcomes you. Formal Dining room to the right with transom. Barrel arched entry into Hearth room and Kitchen

Looking down into foyer, the beautiful Palladium window filters the midday sun into the open space.

Formal Dining room. All hardwood flooring is 3-1/4 oak and has a Special Walnut stain.



Built-in Kitchenaid microwave.

Stunning light fixtures found throughout home.

Taken from Kitchen looking into breakfast room and Hearth sitting area.



Commercial gas range. Ceramic tile back splash is Horus Art Tile. Tiffany Biscuit Crackle finish.



Beautiful furniture grade island, Countertops are Honed Absolute Black granite with pencil eased edges.



4.4 acre homesite.



Unfinished walkout terrace level, ideal for future expansion.



Dominion Development Company trademark feature. See thru hearth. Black slate surround.



Taken from Hearth sitting area looking into kitchen.



Enormous Family room with beamed ceiling and see thru hearth. Gorgeous wall of windows/views!



Convenient mud room with designer tile flooring, bench and waincoting. Floor is Del Conca Tile. Slate.



Second level master suite



Master suite bath.



Master suite bath with elevated vanity



Enormous walk in wardrobe.





View from master suite bedroom window to the back yard.



3-car garage. Convenient sink located in garage.



3-LEVEL HOME. Unfinished walkout terrace level awaits your imagination.



Back deck overlooks a very private and natural setting.



Enormous open space for children and pets to play!



Profit Ridge Community. Lockhart III now complete on lot 14.



FIRST FLOOR PLAN

[CAAR MLS]

Main Level



SECOND FLOOR PLAN

[CAAR MLS]

Second level



Mountain views and fall foliage

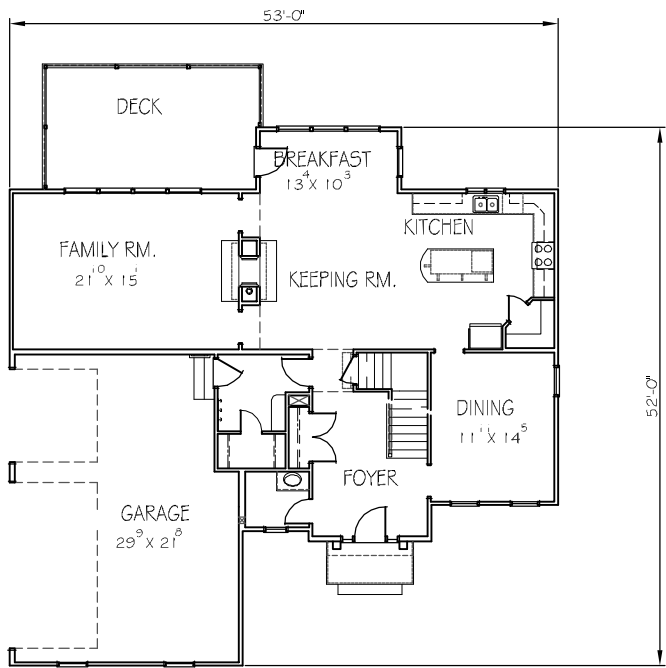




Proffit Ridge...its what youve been waiting for! 4.4 acre homesite...in town! 18 homesite community.

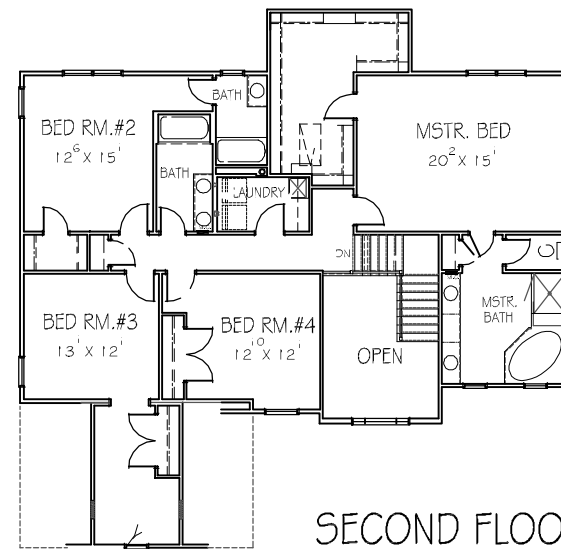


Lockhart III custom home. Hardiplank exterior. 50-year warranty



FIRST FLOOR PLAN

1465 S.F.



SECOND FLOOR PLAN



FRONT ELEVATION

The LOCKHART III by  
**DOMINION DEVELOPMENT**  
 COMPANY LLC

ROOM DIMENSIONS ARE APPROXIMATE