

# *Gracious and Upscale Virginia Farm Home & Small Equestrian Estate*



*This wonderful home and acreage is located in the Ellett Valley---one of Blacksburg's most prestigious areas, and is superbly sited on 2 lots comprising a total of 10.3 acres. Drive time to the Virginia Tech main campus is only about 10 minutes and under 4 miles; drive time to the Roanoke Regional Airport is about 40 minutes and a distance of 30 miles. You and your family can enjoy a country setting, have the pleasure of your horses on your property, and still be just minutes away from all the conveniences and amenities of the town of Blacksburg and the Virginia Tech campus.*













# *A Magnificent Home*

















## *Gracious and Upscale Virginia Farm Home & Small Equestrian Estate*

*“Live the town & country lifestyle, just minutes from Virginia Tech...”*

*As one approaches and enters the sweeping, semi-circular driveway--- the gracious, all-brick home styled after an early 1900s upscale, prosperous Virginia farm home makes a dramatic first impression. This 5,036 square foot home exudes superior quality and solid craftsmanship, has been very well cared for by the original owners, and is designed for the finest in quality family living---with 5 bedrooms, 4.5 baths, a formal living room and dining room, kitchen with breakfast room, family room on the main level, a second kitchen/kitchenette area, and a two-level, spacious sun-room just off the family room, as well as a basement level patio area.*

*Quality features and amenities include: hardwood floors in the foyer, living room, dining room, main kitchen, breakfast room and family room; tile floors in the sun-room, second kitchen/kitchenette area, pantry, laundry, and four bathrooms. Throughout the main level there are extensive crown and chair-rail moldings and custom fretwork at the foyer entrances to the living and dining rooms; 9 ft. ceilings; fireplaces in the living room and family room; an inviting woodstove and bay window in the breakfast room; and the kitchen features solid custom cherry cabinets, tiled backsplash and stainless steel appliances. The basement level includes a den area, a bathroom with shower, and an interior resistance lap pool and an exercise room with sliding door to the patio area.*

*While the large and spacious home serves as the anchor point of this small equestrian estate, it is complemented by a large and very well-constructed outdoor arena and show ring designed to accommodate both vaulting and dressage. Supporting equestrian related and farm structures include a 4 stall barn with wash facilities, tack room, bathroom, and storage areas, along with separate hay and equipment shed-barns. There are two pastures, auto-water, and small corral arrangements.*

*This home and acreage boasts outstanding pastoral and mountain views. Catch the sunrise with a cup of coffee from the two-tier rear deck, or from the balcony deck just off the second-level master bedroom. The decking is of premium, high-grade wood intended to last for decades. Sunsets are visible from the front of the house, and the front home elevation is bathed in sunlight in the afternoon and early evening hours. From the front driveway, there is a bricked walkway leading directly to the fully covered, brick front porch and main entry. The brick work detail on the home is remarkably well-done with soldier courses and arches. At one end of the semi-circular drive, the driveway extends to an oversize 3-car garage with pedestrian entrance door and, inside, spacious walk-up storage space above the car-bay area. There is also ample storage space in the basement level, as well as a well-lit and spacious workshop.*

*This is truly a unique offering---blending quality family living in a country setting with the ability to enjoy equestrian recreation and facilities, all within minutes of one of Virginia's most vibrant small towns and with all that a dynamic and prestigious institution like Virginia Tech brings to refined community living.*

*For more information and/or a showing of this property, please contact:*

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