

**For Sale  
By Owner**

**\$267,000**

The River House

Condominiums

End Unit #307

Year Built: 2017

EarthCraft Certified

\*1 Total Bedroom(s)

\*1 Total Bath(s)

\*Approx. 740 sq. ft.

\*146 sq. ft. balcony

\*Storage locker on 1<sup>st</sup> floor

\*Gourmet eat-in kitchen

w/ large center island

\*Spacious bedroom

w/ walk-in closet

\*Upgraded bathroom

w/ tiled shower

\*Gas appliances and

granite counter tops

\*Engineered wood

flooring throughout

\*Gas fireplace w/ mantle



**1425 Trailside Ct #307, Charlottesville, Va 22911**

**Notable Features:** High-performance construction for energy efficiency, Elevator, Exercise room, Assigned storage locker, Generous covered porch, Stainless steel appliances, Cabinetry w/soft-close drawers, Pre-wired for Ting gigabit fiber Intranet.

**Neighborhood Amenities:** The River House is right on the Rivanna River w/ trail connections to Darden Towe Park, Rivanna River Greenway and Old Mills Trail; Minutes to the Downtown Mall, Martha Jefferson Hospital, UVA, Keswick Hall and I-64; Two kayaks for community use; Outdoor fire-pit for community use.

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COMPANY

*Please call to arrange a private viewing*

*Ann Haynes*

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