

Beaver Run Farm



1701 Harrington Road
Gordonsville, VA
Albemarle County



1701 Harrington Road

The Land & Surroundings

Whether you're dreaming of a hobby farm, weekend retreat, or full-time residence immersed in nature, 1701 Harrington Road offers a rare opportunity to enjoy the best of rural Virginia with modern peace of mind.

Acreage:

With over 66 acres of gently rolling land, Beaver Run Farm features:

Land: A mix of open fields and mature woods

Pond: A private pond, wildlife habitat, and space for trails or gardening

Views: Views and peaceful surroundings, ideal for anyone seeking space, privacy, and natural beauty

Utilities

Heat & Air: New HVAC system includes a mini-split for downstairs heating and cooling and a new heat pump for the upstairs.

Generator: A whole-house Generac generator, powered by propane, automatically starts during outages and self-tests weekly. Monitored and maintained under service contract, this system provides peace of mind no matter the weather.

Propane: Propane lines are already installed for a potential gas fireplace in the living room, a grill hookup on the back deck, and under the hot water heater for an optional future switch to a tankless system.

Smart climate control with a Nest thermostat upstairs and wireless control for the mini-split ensures year-round comfort and efficiency.

Internet: Firefly

Completely Remodeled Kitchen & Baths

The heart of the home is the fully remodeled kitchen, designed for both style and function. Features include:

Countertops: Marble countertops and ceramic tile flooring

Breakfast bar with seating

Built-in gas grill in the center island

Appliances: All-new stainless steel appliances

Lighting: Updated lighting with stylish pendant fixtures

Bathrooms: Each bathroom has been updated with high-quality tile work, including a rainfall shower in the primary bath that brings a spa-like feel to everyday routines.

Interior Enhancements Throughout

Flooring: New LVP flooring has been installed throughout the home for a durable and attractive finish.

Outlets & Switches: All outlets and switches have been replaced, and new ceiling fans added.

Paint: The entire interior has been freshly repainted, including the garage (excluding laundry/workshop room)

Woodstove: A cozy wood stove in the primary bedroom adds character and warmth. The chimney has been inspected, and a second flue exists downstairs for future use (relining required).

Connected, Secure, and Ready for Today's Lifestyle

Stay connected with Firefly high-speed fiber-optic internet and phone service—ideal for work-from-home living or streaming. The home is protected by:

Cameras: Three exterior and two interior cameras

Alarm System: Motion-detection alarm system for added security

Outdoor Living & Infrastructure

Decks: New double decks and front porch built with Trex decking for low-maintenance outdoor living

Garage: Refinished garage floor with concrete surface (2022)

Septic System: Septic system pumped and certified in 2021, with new junction box installed

Wells: Two artesian wells—one located before the pond and one beneath the magnolia tree—provide a reliable water source

Barn: Barn and workshop/storage building have electric service installed (currently not active), offering easy potential for agricultural, hobby use.

2024 Taxes: \$7,585.22

Floorplan

Main Level: Living Room, Dining Area, Kitchen, Half Bath, Laundry, Deck

Upper Level: 4 Bedrooms, Two Bathroom

Square Footage: 2171













Main Level Living Designed for Comfort and Connection

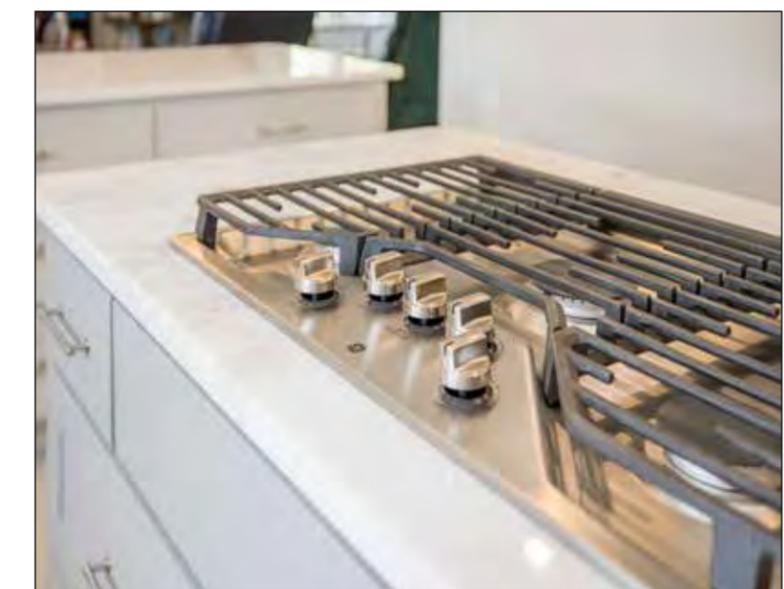
The first floor is designed for both everyday living and effortless entertaining. A spacious living room welcomes you with abundant natural light and a seamless flow into the dining area, creating a warm and inviting atmosphere. The dining room is open to the beautifully remodeled kitchen, making it ideal for gatherings and easy conversation. The kitchen features marble countertops, ceramic tile flooring, a center island with a gas grill, and stylish pendant lighting—perfect for both cooking and hosting. Just off the kitchen, a comfortable family room offers a cozy retreat, while access to the back deck allows for easy indoor-outdoor living. The main level also includes a convenient half bath, laundry area, and flexible spaces that can be adapted to suit your lifestyle. Thoughtfully updated, the first floor blends open spaces, function, and comfort.



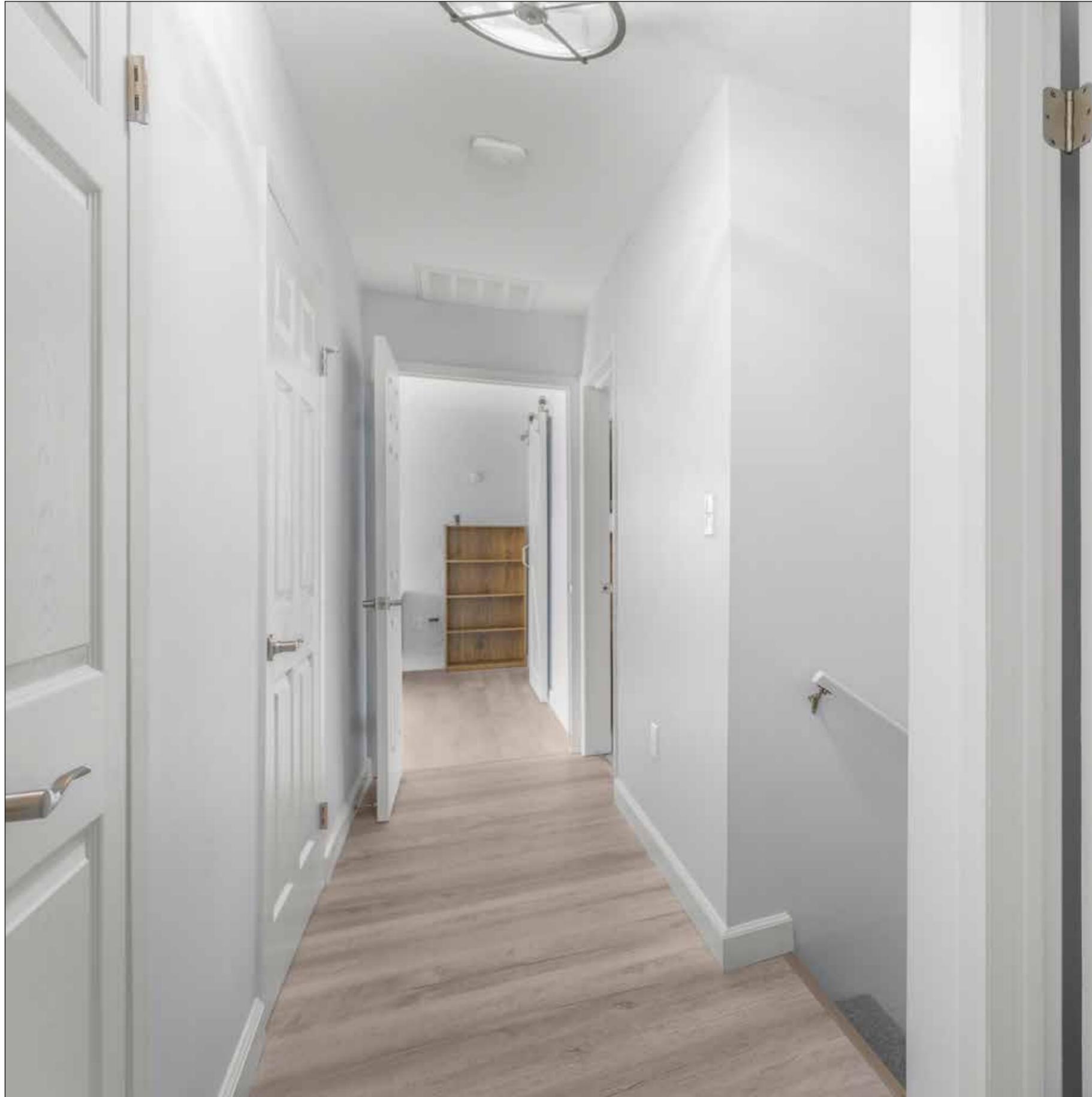


A Welcoming Space for Meals









Well-Appointed Upper Level for Rest and Retreat

The second floor offers a spacious and thoughtfully designed layout featuring three comfortable bedrooms and two well-appointed bathrooms. The primary suite is a true retreat with generous proportions, attached reading room, and an updated bath with stylish tilework and a modern vanity. Two additional bedrooms provide flexibility for family, guests, or home office use served by a second full bathroom that is tastefully updated and easily accessible from the hallway. The upper level's layout balances privacy and convenience, creating a comfortable and inviting space for everyday living.



Spacious Primary Suite with Attached Reading Room

The primary suite is a private, light-filled sanctuary designed for comfort and relaxation. Generously sized, it offers plenty of room for a king bed and additional furnishings, with large windows that bring in natural light and views of the surrounding landscape. A cozy wood stove adds warmth and charm, creating an inviting atmosphere during cooler months. The suite is attached to the adjoining reading room with attached primary bathroom with elegant tilework and a spacious walk-in shower with a rainfall showerhead. Thoughtfully updated and serene, this suite is a peaceful retreat at the end of the day.

The reading room could also serve as an additional bedroom.



Your Private Nook for Coffee, Books, or Nursery

Adjoining the primary suite, a bright and spacious reading room offers endless versatility. Separated by a charming barn door, this light-filled space is perfect as a reading nook, home office, or nursery. Its open layout and connection to the primary bath add to its convenience, while glass doors lead to a private walkout deck—an ideal spot for morning coffee or unwinding at the end of the day.





Comfortable Secondary Bedrooms with Full Bath

The two additional bedrooms on the second floor are comfortably sized and filled with natural light, offering peaceful spaces for family, guests, or creative use. Each room features ample closet space and pleasant views of the surrounding property. They share a beautifully updated full bath with modern fixtures, a sleek vanity, and a tub-shower combination—designed for both style and functionality. This well-appointed layout ensures comfort and privacy for everyone.







Location

Located just minutes from the town of Gordonsville in Albemarle County, 1701 Harrington Road offers the perfect blend of privacy and accessibility. Local shops, restaurants, and services are only 10 minutes away, while nearby wineries and farm markets offer weekend charm close to home. Charlottesville is just 40 minutes to the south, with access to world-class dining, shopping, and the University of Virginia. For travel, Charlottesville-Albemarle Airport (CHO) is about 35 minutes away, and Washington Dulles International Airport (IAD) is approximately 90 minutes by car. Whether you're looking for a quiet retreat or a convenient base, this location makes country living comfortably connected.



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