

## Residential, Land, Farm and Estate Sales Specialists Since 1938



### HEARTSWORTH

Exquisite 11,280 SF, light-filled, Federal brick manor home with 7 BR, 9.5 BA, exercise room, billiards room, 3 fireplaces, lush lawn, sculpted gardens. Relax by the beautiful, commercial grade, heated pool w/vanishing edge and gazebo. Enjoy privacy, long river frontage, superb mountain and pastoral views, as well as miles of hiking/riding trails. Recently reduced to **\$4,400,000**



### STUNNING CLASSIC

At the scenic foot of the Blue Ridge Mountains is the c.1895 manor house known as Ramsay. The main residence sits on a prominent knoll, enjoying fabulous views. The 78 acres is mostly open, includes a pond and is traversed by Stockton Creek. Equally impressive improvements include a 2298 SF Cape Cod guest house, 1294 SF farm

manager's house, 2-room studio w/half bath, and a wonderful barn complex. So much to enjoy and only minutes from UVA, 2 hours from D.C. and slightly more than an hour to Richmond. It's all within easy reach. **\$6,950,000**

### LAKE ALBEMARLE

Over 21 acres of rolling pasture off Garth Road. Building sites with Blue Ridge Mountain views. Land includes board fencing, a small pond, and long state road frontage. Property is in Mormans River Forestry District until 2014 and taxes are under Land Use taxation. **\$650,000**



### SEVEN OAKS

A beautifully restored historic manor house located on 100 acres at the base of the Blue Ridge Mountains. The property features numerous 19th century structures, a 2970 sq. ft. pool house w/vanishing edge pool, multiple tenanat houses, a vineyard, two ponds and stables. Complete privacy with outstanding mountain views. Now **\$8,950,000** (additional acreage available)



LAND AND ESTATE BROKERS



**STEVENS & COMPANY**

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