

## ***What we love about our home...***

### ***What first drew you to this home?***

It was close to the Little League fields. We were already renting in Belmont and loved the area. I liked that the house felt cozy but had lots of light.

### ***What have you enjoyed most about living in this home?***

We're always outside in the yard and sun room. Kids love exploring along the creek. The downstairs is open and flows really well. Kids love to build train tracks that run from the kitchen to the lounge, and spread out long pieces of butcher paper for drawing. The neighborhood is quiet at night, and the master bedroom is tranquil and restful. We are close to the farmers market, a number of breweries, Wegmans, and have an easy commute to school.

### ***What special features might a buyer overlook just seeing the house quickly? What benefits do you appreciate most?***

The sun room is amazingly comfortable. The house is really bright. The Rivanna Trail runs very close behind the house.

### ***Have you made any improvements to the property?***

Replaced the HVAC in May 2017.

### ***What can you tell a prospective buyer about the benefits of your neighborhood?***

Belmont Park has a splash pad, basketball courts, and a shelter. There's usually a community festival every year. There's something for everyone (running trails, restaurants, stores), and diversity in the residents (families, retirees, young professionals; locals and new transplants). Walking around the neighborhood is really pleasant in the evenings.

### ***What is most appealing about your property?***

The yard is open, fenced, and a great size. The bedrooms are a good size and shape for versatility.

### ***What items will remain with the property?***

The shed and appliances will remain.

### ***If you could say just one thing about living here to a prospective buyer, what would it be?***

Friends and family always comment about how much they love this house. It's cozy and welcoming, and pretty much everything you need is close by. Living here, it's obvious why people say they love Charlottesville a lot!