

Frequently Asked Questions for 2379 Pendleton Rd

Thank you for your interest in 2379 Pendleton Rd!

You may reach out to Kim Unger (Listing Representative) during normal business hours of M-F 9am-5pm, with any questions. kim@thepaceofrichmond.com / 804-374-9706.

OR Shana Lowry: shana@thepaceofrichmond.com // 804-350-0352

Offering TWO EXCLUSIVE INCENTIVES:

- A SECURED 3% buyer commission and a **\$10k SELLING BONUS, in addition.**
- SELLER PAID 2-1 Buydown - **this could save your buyer over \$32,000 over the first two years of P&I!**

Showings: Showings are held by **Appointment Only** - please make showing requests via ShowingTime.

The best address to use in Google Maps for the main entrance to the property is: **1997 Pendleton Rd.**

Once you turn into the driveway, follow the directionals to the main house.

(note: Google Maps may try to direct you further up the road and to the service entrance if you plug in 2379 Pendleton Rd)

Offers: If fortunate enough to receive offers. Please send offers to offers@thepaceofrichmond.com and cc catherine@thepaceofrichmond.com & shana@thepaceofrichmond.com. Please allow for a minimum 24-hr response time. Offers will be reviewed during normal business hours, Monday - Friday 9am-5pm, please allow for appropriate response time.

Offer Details/Sellers Preferences:

- Seller is flexible with closing dates.
- Seller requests use of the **2nd clause option** under Section 9: SETTLEMENT; POSSESSION of the CVRMLS Purchase Agreement.
- Seller requests Proof of Funds with cash offers and/or Lender Letter, confirming verified income, assets, and down payment funds.
- Although no known defects, the pool, fireplaces, chimneys, flues, trash compactor, and detached storage shed convey As-Is.

Conveying

- Dishwasher
- Disposal
- Gas Cooking
- Refrigerator
- Satellite Dish
- AGA Stove
- Copper Hood
- Porch Swing
- Wood Stove in Living Room
- Wine Racks
- Wine Cellar Tasting Table
- Projector and Screen
- Cottage Fireplace
- Swingset
- Tractor

Negotiable Items:

- Patio Fireplace
- Cottage refrigerator
- TV lift cabinet
- Cottage W/D
- Exercise equipment
- Theater AV Equipment

- Boat
- Pool Robot
- Wet bar ice maker
- Main House W/D
- Whole house sound equipment (****Stereo speakers are wired in the Primary Suite, main floor deck, patio/pool area, and all main living areas.*)

HOA: None

- 1997 Pendleton Rd (Cabin)

Electric: Rappahannock

Heat: Heat Pump, Electric (approx. 2020)

Zoned: A2

****Groundskeeper would like to stay****

- 4.63 acres (no address)

Zoned: C2

- 2379 Pendleton Rd. (Main House/Guest Cottage/Carriage House)

Zoned: A2

Utilities:

Electric: Dominion, averages \$400/month for Main House/Cottage/Carriage House

Gas/Oil: Quarles, averages \$540/month for both houses

Water: Rappahannock, averages \$100/month

Systems: 2-1000 gallon Propane Tanks buried underground on the property (so not unsightly)

HVAC: Multi Zone Heating and Cooling:

- **Main House:**

Cooling Zone 1: Central AC, **Main Floor**, (2019)

Cooling Zone 2: Heat Pump, **Upper Level**, (2004)

Cooling Zone 3: Central AC, **Lower Level** (2004)

Cooling Zone 4: Heat Pump, **Wine Cellar**, (2004)

*Heating: Dual Fuel (propane under 40 degrees)

Heating Zone 1: Forced Hot Air, **Main Floor**, Propane Gas Heat/Electric AC (2022)

Heating Zone 2: Forced Hot Air, **Lower Level**, Propane Gas Heat/Electric AC (2004)

Heating Zone 3: Forced Hot Air, HVAC Propane Gas Heat/Electric AC (2004)

Heating Zone 4: Forced Hot Air, HVAC Propane Gas Heat/Electric AC (2004)

- **Carriage House/Guest Cottage:**

Heating Zone 1: Forced Hot Air, HVAC Propane Gas Heat/Electric AC (2006)

Heating Zone 2: Forced Hot Air, HVAC Propane Gas Heat/Electric AC (2006)

Cooling System Age: approximately 4 years

Heating System Age: approximately 2 years

Loft apartment: Propane Heater (approximately 5 years)

Heating: Propane Gas;

Water Heater: Propane Gas, approximately 18 years

Roof: Metal, approximately 18 years

Water Type: Well (see plat)

Sewer/Septic Type: Conventional Septic; drain field is out in the horse pasture.

Wine Cellar: w/ separate & dedicated 1 & 1/2 ton heat pump to keep it at 55/60 & humidistat to control moisture;

Pool: 40 feet by 20 feet Sylvan pool with slide and diving board. Rule automatic pool cover that can hold the weight of an adult. (Chlorine)

Upgrades/Updates and Details:

- Main house and cabin: Historic Restorations completed in 2004
- Carriage house/Guest Cottage built in 2006
- Refinished floors at the main house in 2022
- Replaced Propane Gas Heat/Electric AC (2022)
- Replaced deck boards in 2022 - Cottage
- Pool Recoped (approx. 2021)

Special Highlights:

- Main House: Single Family Home, 4 BR/4.5 BA;
- Carriage House (used as garage); above garage: high pitched roof with dormers, 750 sq.ft. living space, loft apt or bonus room, has full bath & storage;
- Guest Cottage: 1400 sq.ft., 1 BR/1.5 BA, with Kitchen - completely wheelchair accessible;
- Restored Cabin: 900 sq.ft., 1 BR/1 BA, Kitchen; Original siding on original stone pillars.
- Classic AGA Cast-iron Stove with 4 ovens and 2 hobs (approx \$32k-36k value);
- Artesian Well with softening filters;
- 2-1000 gallon Propane Tanks buried underground on the property;
- 11'x14' 2,000 Bottle Wine Cellar

Fun Fact: The first addition was added prior to 1896 as it existed in a photo from 1896! It provided owners with indoor plumbing and kitchen (Kitchens in the 1800's were frequently in a separate structure from the house because of the fire hazard.)

History:

- There are numerous old gold mines (Slate Hill Mine and Walton Mine). All have been safely closed by the US Dept. of Mining and Minerals. (golden nuggets/flakes have been found in previous years in the creek that runs through the property.)
- Historic Restoration - supervised by the Department of Historic Resources & have a letter for it - the goal was to keep as many details original as possible;

Seller's Love for the Home:

Love the peace and tranquility of rural living, while still enjoying the convenience of modern amenities just minutes away. This property boasts a very private feel with no neighbors in sight, while only a mile from the town of Mineral. Everything for your daily needs is within minutes from your doorstep, including gas station, convenience store, local grocery store, farmers market, restaurants, and more.

Incredible location only five miles away from the town of Louisa, and eight miles from Lake Anna, with a quick 15-minute drive to Highpoint Marina. Tanyard Golf Course & Country Club is only 13 minutes away. Schools are just a short commute away. Perfect for those who want to feel like they are out in the middle of nowhere, yet still have the necessary conveniences just minutes away. Plus, you can enjoy the lake life with the boat ramp at Lake Anna just 15 minutes away.

Listing Rep: Kimberly Unger, The Pace of Richmond, Keller Williams Realty, 804-374-9706

Listing Agent: Catherine Ham, The Pace of Richmond, Keller Williams Realty, 804-677-9118

Information deemed reliable but not guaranteed.

LAND USE FAQ's

Q: The tax records indicate that a portion of the property falls under C-2 zoning. Can you confirm this designation?

A: LC Response – It appears that the split zoning of A-2 and C-2 are a result of the 1969 adoption of zoning in Louisa County. The (attached) map is the current GIS map.



Q: What land uses are permitted under A-2 Zoning and C-2 Zoning?

A: Here is the link for A-2 permitted uses:

https://library.municode.com/va/louisa_county/codes/code_of_ordinances?nodeId=CO_CH86LADERE_ARTIIZOORMA_DIV6ZODILAUS_S86-152PEUSEN

Here is the link for C-2 permitted uses:

https://library.municode.com/va/louisa_county/codes/code_of_ordinances?nodeId=CO_CH86LADERE_ARTIIZOORMA_DIV6ZODILAUS_S86-222PEUSEN

Q: Who do I contact if I have questions regarding specific uses or classifications and the exact process necessary to obtain approval for any proposed activities on-site?

A: Please contact our office if you have further questions or need additional information:

Linda L. Buckler - Deputy Director of Community Development, Deputy Zoning Administrator, Subdivision Agent

T: 540.967.3430 | lbuckler@louisa.org | www.louisacounty.gov | 1 Woolfolk Avenue, Suite 201, Louisa, VA 23093

B. Louisa County Assessors Office

T: 540-967-3450

Website: www.louisacounty.com - online tools - GIS Map - (search address)