



Rivers Edge
6887 Blenheim Road, Scottsville, VA
400 Acres
\$12,000,000

Rivers Edge is an extraordinary 400-acre estate in Southern Albemarle County, Virginia, just outside of Charlottesville and minutes from the historic town of Scottsville. A rare opportunity, the property includes 22 by-right buildable parcels, creating significant potential for future subdivision and development while still enjoying the estate as a whole. The property sits along historic Blenheim Road, within close proximity to Trump Winery, Albemarle Estate, and the University of Virginia. It is framed by a roll call of Virginia's finest landmarks, including Monticello, James Monroe's Highland, Dave Matthews's Blenheim Vineyards, Grace Vineyard, and Steve Case's Early Mountain Vineyard. The landscape unfolds with a six-acre lake, a mile of private river frontage, sweeping mountain views, fertile farmland, hardwood forests, and a designated cattle barn. Over two decades, the current owners have invested significantly in infrastructure throughout the expansive acreage, creating a fully equipped and modernized estate, including high-speed fiber-optic connectivity, underground power lines, miles of fencing, paved roads, and a wrought iron gated entry. Rivers Edge has been shaped into a property of true distinction. A five-acre vineyard, with an additional 40 acres cleared for expansion, is complemented by a farm winery license and a Bed and Breakfast permit. A 10,000-square-foot event barn offers two banquet rooms and full catering facilities, ideal for weddings, galas, or corporate gatherings. Further amenities include tennis and paddleball courts, along with a go-kart track. The estate is anchored by a 12,000-square-foot, fully renovated manor home, with a newly constructed guest house and an oversized temperature-controlled two-car garage. To accompany this residence, the property also features two single-family homes that were recently renovated. With its 22 by-right parcels already in place, Rivers Edge offers the flexibility to be enjoyed as a private family compound while also serving as a strategic long-term investment. Staffed by an experienced, well-trained team for seamless operations, Rivers Edge offers endless possibilities, whether a private family compound, an event venue, a corporate retreat, or a visionary development. In one of Virginia's most celebrated regions, this is a once-in-a-lifetime opportunity to own an estate of exceptional scale, beauty and versatility.