

Unique Properties

by Jim Brewer

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The Carriage House Farm At Free Union

You can say one thing for sure about the Carriage House Farm in Free Union.

There is nothing “cookie cutter” about this place. It is one of the most unique properties in Central Virginia.

Listed by Roger Voisinet of RE/MAX Realty Specialists, the Carriage House Farm sits on approximately 22 acres of prime real estate overlooking a large lake and with splendid views of the Blue Ridge and Buck Mountain. The combination home/storage building, however, is totally unique. It's an architect designed, two bedroom home resting atop a huge barn-like structure. A carriage house, if you will. The owner had the building designed to

house a very expensive RV. The foundation encompasses 3,416 square feet. The warehouse has a 14 foot high bay with automatic doors. The interior is 60 feet in length and 44 feet in width.

Electrical boxes abound. There is seemingly enough power to the building to light Yankee Stadium.

The unusual structure would have many potential uses. Not only would it hold several RVs, it could house numerous automobiles for restoration. It would serve nicely as a storage or wine making facility for a vintner and any contractor would find it useful as a wood or tool making shop, or a place to store expensive equipment. Horse lovers could also put the building to good use (it is heated and air-conditioned), as could caterers, photographers, environmentalists and anyone who could use a super-modern facility, high enough inside to play indoor basketball. It is currently zoned RA.

“The large interior workshop and storage space was built with energy conservation in mind,” stated Roger Voisinet. “It has a state of the art security system, is wired for industrial use and has internet access.”

The exterior of the building is Hardiplank construction, painted barn red, naturally, with a bright, metal roof. The loft residence was originally designed as a temporary home while the owner built a manor home on another section of the property. The other home was never built, but the loft is certainly an exciting

piece of architecture. With 1,200 square feet, the two bedroom, two bath dwelling has a large living room with antique-distressed heart pine flooring, and a terrific gourmet kitchen with granite counters, back splashes and window sills along with Donna

Evans-designed custom cherry cabinets. Designer appliances include a stainless steel Whirlpool side-by-side refrigerator/freezer, a GE Triton dishwasher with matching cherry wood front panel, a Jenn-Air Dual Fuel range and a Whirlpool 1,100 watt microwave behind a cherry roll-down panel.

The master suite has solid cherry cabinets, an octagon clay tile floor, a custom shower stall with a fluted glass door and a radiant heat system under the tile floor. The guest suite has clay floor tiles, a three piece designer shower/tub, a pewter trimmed ceiling fan, marble counters and polished nickel accessories in the custom bath. The 22 acre parcel has division rights with several superb building sites. The property has a gated entrance and is fully fenced with underground utilities and a 500 foot irrigation system along the road frontage. A separate stream runs south to north.

The price is \$625,000.

Free Union is a highly desirable part of Albemarle County, filled with lovely homes, farms and estates. Carriage House Farm is 3 1/2 miles north of the village of Free Union and about 25 minutes from Charlottesville. To see this most unusual offering (*and you really must see it to appreciate the huge potential*)

call Roger Voisinet with RE/MAX Realty Specialists at 434-974-1500.