



MLS Client View			
MLS #	632530	List Price	\$845,000
Class	RESIDENTIAL	Sales Price	
PropType	Detached	Status	Active
County/Incorporated City	Albemarle	# Beds	4
Address	2343 HARTLAND CT	# Full Baths	4
Unit #		# Half Baths	1
City	CHARLOTTESVILLE	Level	2 Story
Zip	22911	TotFinSF	4620
Subdivisn	BENTIVAR	# of Acres	2.06
Additional Photos Docs Map: Community: Walk: Calc:			



Open House: If there is an Open House scheduled there will be an Icon to click and view details

General Property Information:

List Date	7/8/2022	# Beds: Main Level	0	Association	No
DOM	0	# Beds: Upper Level(s)	4	Association(s) Fees \$	
Year Built	2003	# Beds: Below Grade	0	Association Frequency	
Elem School	Baker-Butler	# Baths: Main Level	0.50	Assn Setup/Transfer Fees	0
Middle School	Sutherland	# Beds: Dependency	0	Assn Setup/Trans Fee Type	
High School	Albemarle	# Baths: Upper Level(s)	3.00	Road Maint	0
Other School		# Baths: Below Grade	1.00	Taxes	\$6,270.92
Builder		# Baths: Dependency	0.00	Tax Year	2022
NewConstr	No	Above Grade Total SQ. FT.	3,405	Pool	
NewConDate		Below Grade Total SQ. FT.	1,894	Water	Individual Well
Historic District		Total Unfinished SQ. FT.	1,185	Sewer/Septic	Septic Tank
Over 55 Community		Garage Total AG	506		
		Dependency Total SQ. FT.	0		
		Source of SQ. FT.	Public Records		
		Legal Description	BENTIVAR 6 PH-2		

Public Remarks & Directions

Public Remarks Extensively updated and meticulously maintained, this spacious home presents gracious living on a beautifully landscaped lot minutes to everything Charlottesville has to offer. The home is better than new with renovated baths, new decorator paint, smart home technology including internet connected heat pumps, internet connected lights, a smart security system, and more. This is a beautiful home throughout sited on a gorgeously planted lot. The well appointed kitchen is open to the sunny breakfast room and family room with stone fireplace flanked by built-ins, flowing out to the composite deck overlooking the private backyard. The primary bedroom is elegant with a tray ceiling, and sitting area with bay window. The attached master bathroom with slipper tub and walk-in shower is simply stunning. Everywhere you look you will be entranced by the attention to detail. Don't miss the complete list of features and online brochure in the document section.

Directions 29 North to right on Polo Grounds Rd, right into Bentivar, left of Bentivar Farm Rd, right on Hartland Ct.

Property Features

Foundation	Poured Concrete	Room Types	Bedroom, Breakfast Room, Den, Dining Room, Exercise Room, Family Room, Foyer, Full Bath, Half Bath, Home Office, Kitchen, Laundry, Master Bedroom, Rec Room
Heating	Central Heat, Heat Pump	Kitchen	Breakfast Bar, Dishwasher, Disposal, Double Oven, Eat-in, Gas Range, Pantry, Recessed Light, Refrigerator
Air Conditioning	Central AC	Appliances /Feat	
Exterior	Brick, Fiber Cement	Kitchen	Cherry Cabinets, Granite, Painted Cabinets
Roof	Composition Shingle, Metal - Copper	Cabinets	
Structure-Window/Ceiling	9' Ceilings, Insulated Windows, Tray Ceiling, Vinyl Clad Windows	/Counters	
Structure-Floors	Carpet, Ceramic Tile, Hardwood	Laundry	Dryer, Large Sink, Washer
Basement	Finished, Full, Heated, Inside Access, Outside Entrance, Walk Out, Windows	Structure	Dual Vanities, MBr Sitting Area, Walk-in Closet, Whole House Generator
Structure-Deck/Porch	Deck, Patio, Porch	-Features	
Zoning	RA Rural Area		



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