

# FOR SALE

## \$799,000



READ & CO., REALTORS®



2153 Christian Mill Creek Rd, Amherst, VA 24521  
**61 Private Acres w/ 4BR 3BA Home & Lake**

### Property Information

**Land:** 61.5 acres  
**Size:** 3,023 sq.ft.  
**Beds:** 4 bedrooms  
**Baths:** 3 full baths

One of a kind country retreat. Spacious home overlooks a nearly 3 acre lake privately situated on 61.5 acres. Great lake and mountain views from nearly every room in the house. Vaulted great room, gas and wood burning fire places, sunroom, finished basement with large family room, office, and 2 car garage. Other features consist of newly painted interior and exterior in 2021, Trex decking, and power to the dock on the lake. Property is partially fenced and recently housed goats and chickens. There's a gardener's shed / playhouse with power overlooking the lake. Abundant wildlife, great fishing, great views and seclusion make this a must see property. Property consists of 3 parcels and is located on a private gravel road.

#### Directions

From Lynchburg: 29 N. Business to R on S. Coolwell Rd (604). 4mi to R on Bobwhite Rd. 2.5mi to R on Earley Farm Rd (624). 4mi to L on Larkin Mountain Rd. 2mi to R on Christian Mill Creek Rd. 1mi to house on right.

NOTE: DO NOT USE GPS DIRECTIONS.



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**CBCREAD.COM**

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 434-455-2285

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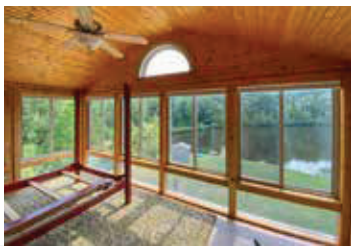


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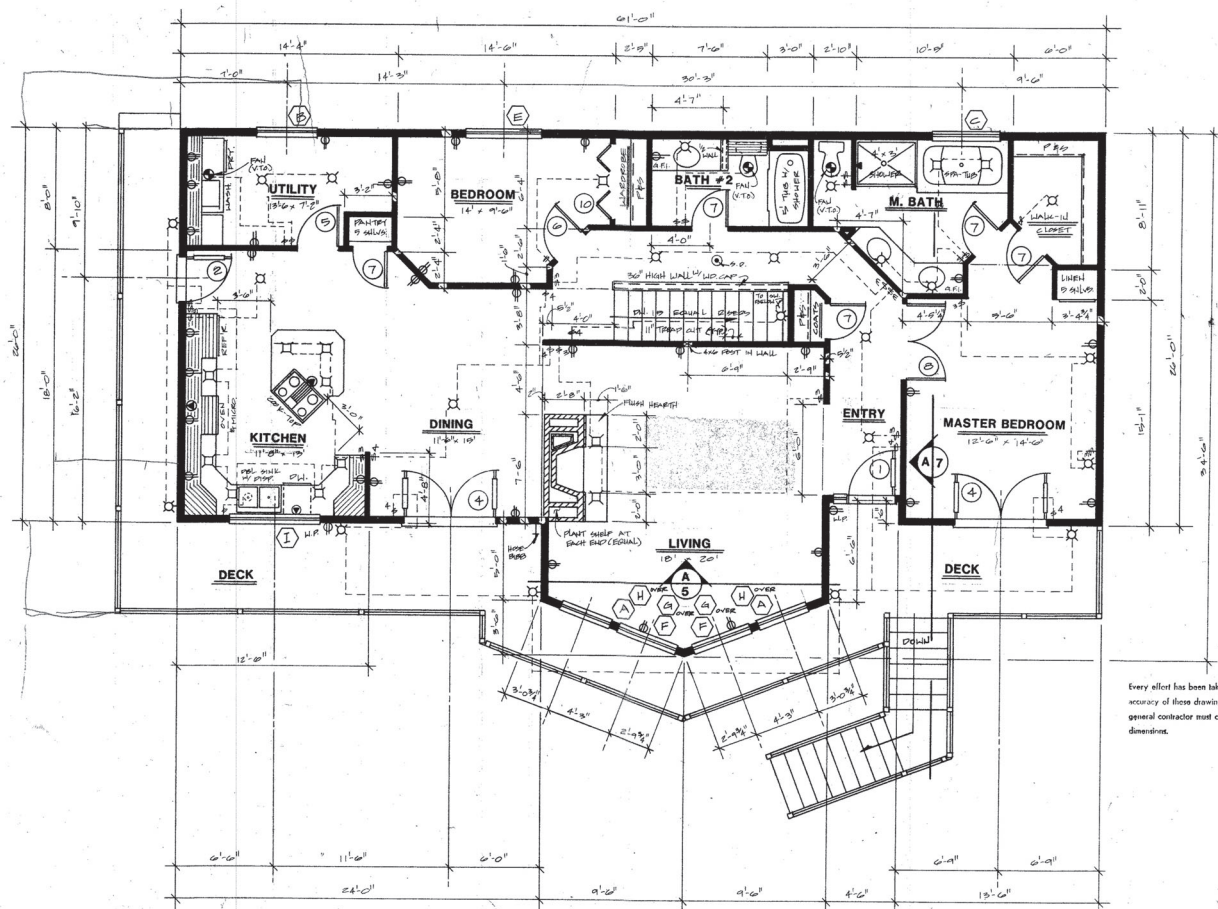


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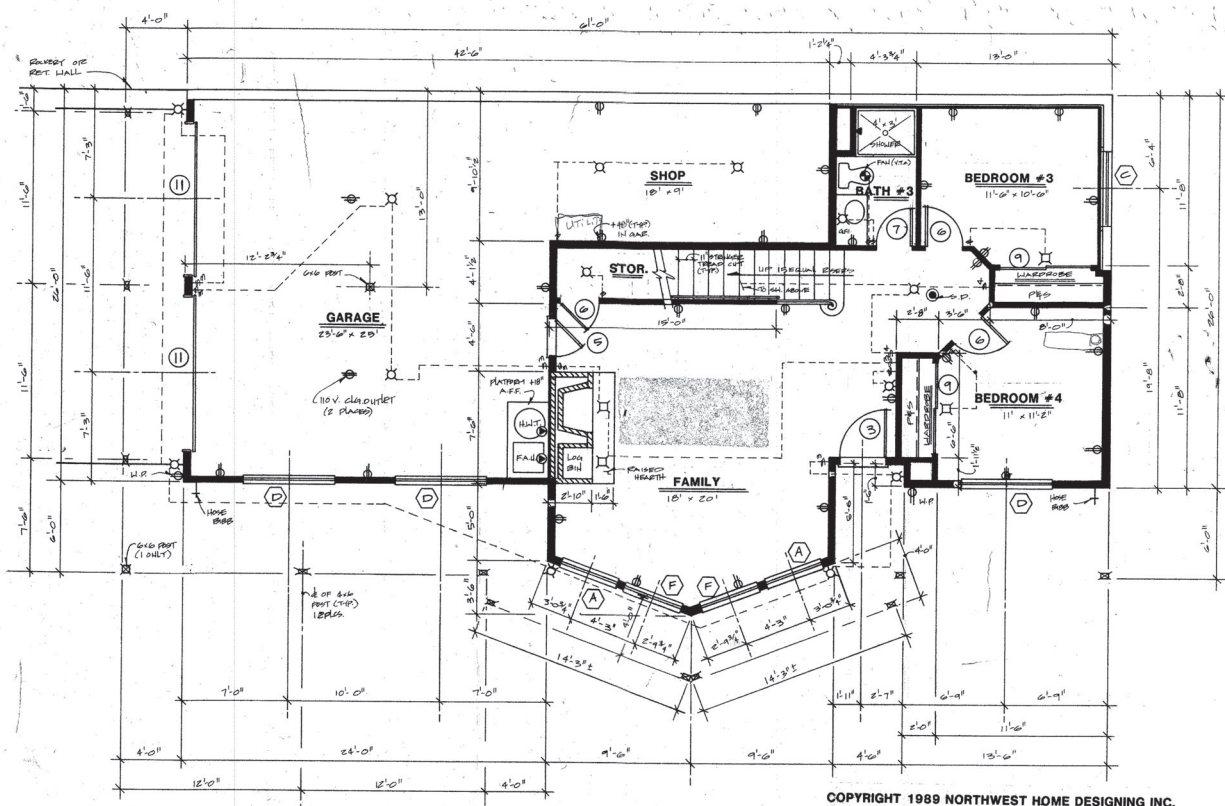


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### FLOOR PLAN

Scale : 1/4" = 1'-0"

**FLOOR AREA**  
 FIRST FLOOR....1,707 S.F.  
 BASEMENT FLOOR....901 S.F.  
 TOTAL....2,608 S.F.  
 GARAGE/SHOP....806 S.F.  
 GLASS AREA....369 S.F.- 14.1% GL/FL

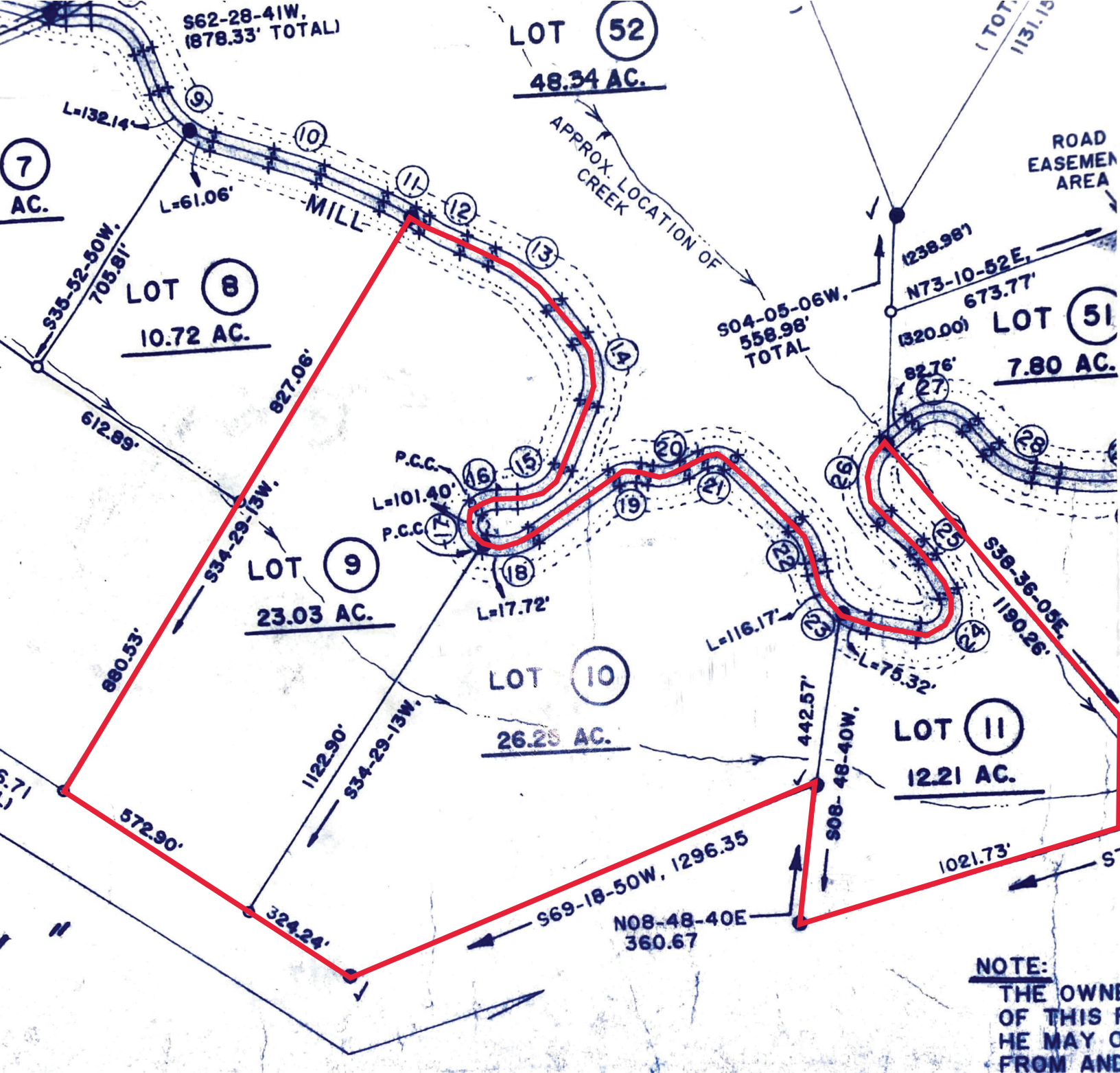


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### BASEMENT PLAN

Scale : 1/4" = 1'-0"





THERE SHALL BE A 30' PUBLIC UTILITY EASEMENT GRANTED TO THE RIGHT-OF-WAY OF THE FIRE TRAIL BETWEEN MILL CREEK ROAD AND RT. 624 AND TO THE OUTER BOUNDARY LINES OF THIS SUBDIVISION. IN ADDITION, THERE SHALL BE A 30' PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES, AND CENTERED ON OR 15" EITHER SIDE OF SAID LOT LINE WITH EXCEPTION OF THOSE LOT LINES PROVIDING ACCESS TO UTILITY EASEMENTS TO OTHER LOTS.

NEAR AS POSSIBLE, THIS PLAT AGREES THAT THE DEED DESCRIPTIONS AND/OR PLATS, AND THE-GROUND PHYSICAL EVIDENCE, AND THE WITNESSES IF AVAILABLE.

### PRIVATE ROADS

THE PRIVATE ROAD SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE TOWN OF AMHERST, MASSACHUSETTS, AND SHALL BE CONTROLLED AND MAINTAINED BY THE TOWN OF AMHERST. ALL PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE MEMBERS OF A HOMEOWNERS ASSOCIATION AS REQUIRED BY SECTION 1207.131 OF THE AMHERST SUBDIVISION REGULATIONS.