

Welcome Home!

A luxury home isn't about price. A luxury home is about having those special and unique features that support creating a beautiful life. This custom home was built in 2014 by Ron Hawes, a respected local niche builder specializing in log and heavy timber homes. Each home is a work of art and craftsmanship highlighted by reclaimed materials, unique finishes, and rustic luxury. Another property built by Ron Hawes is Notaviva Vineyards in Purcellville. His work there and the property were featured on HGTV's Dream House Series!

Located in beautiful northern Loudoun County Virginia wine and horse country, the home is easily accessible from DC and MD. Getting here or arranging travel is a breeze, because the property is convenient to three major airports, as well as the Executive airports in Frederick, MD and Leesburg, VA. Additionally, a short ten-minute drive takes you to the MARC commuter rail at Point of Rocks. High speed broadband internet is available, and the property has already been signed up for Starlink's wait list to ensure priority status as soon as it becomes available. For immediate Starlink access, Starlink RV could be contracted during the wait period.

AREA INFORMATION

Experience amazing amenities and recreation nearby.

- Nearby wineries and breweries include Vanish Farmwoods Brewery, Barnhouse Brewery, Lost Creek Winery, EagleTree Farm Winery and Restaurant, Droumavalla Farms Winery, Hidden Brook Winery, Tarara Winery, Loudoun Cider House, Fabboli Cellars, Bleu Frog Vineyards, Creeks Edge Winery. Loudoun wineries are known for beautiful settings, live music, and casual bites.
- Nearby dining includes The Restaurant at Patowmack Farm (recognized consistently as a foodie restaurant and as one of *Washington Post's* food critic Tom Sietsema's 8 Favorite Places to Eat Right Now in 2021), Roots 657 Café & Local Market (co-founder Chef Rich Rosendale), and the Chef owned EagleTree Farm Restaurant. An easy drive to Lovettsville, Leesburg, or Frederick offers many other options ranging from fine dining to fast food.
- Loudounberry Farm & Garden is a treasure that offers everything from baby chicks, produce, South Mountain Creamery fresh dairy products, the BEST pies and donuts, coffee, and even garden plants and firewood!
- Antiquing and Vintage shopping: The Old Lucketts Store, Foundry by Freeman, The Cottage, House of Leesburg, Rust and Feathers, On a Whim are nearby.
- Shopping: A short drive to historic downtown Leesburg offers even more boutique and unique shopping options as well as big box stores like Target and Costco.
- Lucketts Community Center is part of Loudoun County Parks and Recreation and offers camps, activities, a playground, an annual Bluegrass concert series, and childcare (including drop in child care!)

- Nearby Potomac River access points: Point of Rocks Maryland Boat Ramp and on the Virginia side of the Point of Rocks bridge at McKimney Boat Ramp.
- C & O Canal Towpath is ten minutes away. It is a popular recreational trail that runs 184.5 miles along the C&O Canal between Cumberland, Maryland, and Georgetown.
- Regional Parks: Balls Bluff Battlefield Regional Park, Red Rock Wilderness Overlook Regional Park, Piscataway Crossing Regional Park, Temple Hall Farm Regional Park, Lovettsville Community Park, Morven Park.
- Public pools: Lovettsville Community Center, Ida Lee Recreation Center in Leesburg (indoor and outdoor pools)
- Entertainment: Anything and everything (from family activities to theatre) can be found in Leesburg or in Frederick, Maryland. Have a more adventurous side? Check out the nearby Harpers Ferry Adventure Park for ziplining, tubing, rafting, or snow tubing.

SPECIAL FEATURES & UPGRADES

PROPERTY EXTERIOR

- 11.28-acre level lot with direct road frontage. Partially cleared with a corner of woods, a clean slate that is ready to accommodate your vision.
- Wait until you see the property in blooming season! Rows of roses are planted around the porch perimeter, tulips and Autumn Blaze Maples were planted to line the driveway.
- Three board fencing and double entry gate at the front property line. Enjoy views of the vineyards of Tarara Winery which is located across the street.
- Oversized gravel parking area for home and barn
- Rustic stone walkway from the parking area
- Welcoming, four-sided, full wrap around porch is over 1500 square feet and features stone wrapped column bases, lighting, ceiling heater, multiple ceiling fans, and stairs to the yard on three sides. Access to the porch can be from the entry door, primary bedroom, second main level bedroom/office, dining area, and mudroom.
- Log, timber, and stone construction. Log siding exterior cleaned and stained in 2022.
- Standing ribbed 29-gauge metal roofing
- Walk up basement with a double wide stairwell.
- Pond is man made and built in 2014.
- Separate barn/garage with attached studio space and storage/equipment overhang. In good condition, but outbuildings are sold as is.
 - Constructed in 2017
 - Center garage/barn footprint is approximately 2000 square feet.
 - Three overhead garage doors at the front and one overhead center garage door in the rear, service door access on the side. Garage doors are 10 foot high. Side garage doors are

approximately 10 foot wide, and the center front and rear doors are approximately 12 foot wide.

- Pavers set in place for flooring (could be easily removed if desired)
- Electric and water are run to the building. 200 amp subpanel
- Attached, covered overhang storage of approximately 700 square feet.
- Attached studio space of approximately 700 square feet. This space has many possible uses. It has three rooms with painted wood floors and tongue and groove ceilings.
 - Main room offers recessed lighting, two ceiling fans, and front french doors with transom and side french doors. The side doors have four door panels creating abundant natural light. The split system HVAC wall unit is mounted but not hooked up.
 - Center room was intended to be a bathroom when finished and also has a walk-in closet roughed in. Beautiful tongue and groove wood walls.
 - Rear room offers recessed lighting, ceiling fan, with a rear french door and side sliding door.

PROPERTY INTERIOR

4 bedrooms, 4 full and 1 half bath, plus a lower-level den that is currently used as a guest space. Three finished levels of post and beam construction with thoughtfully designed spaces, beautiful reclaimed and rustic materials, and high-end design selections. Windows and french doors provide views of the grounds, neighboring vineyard, and pond. 10-foot, exposed beam ceilings on the main level. Vaulted ceilings on the second level, and 9-foot ceiling on the lower level. Reclaimed, random width plank hardwood flooring on the main floor and second floor. Upgraded tile with custom pattern in the mud room, bathrooms, and lower level.

MAIN LEVEL

The heart of the home features a design that opens to the impressive family room as well as outdoor access for entertaining and daily living flow. Main level primary suite and the option of an additional bedroom or office on this floor.

- Stained glass front door set into a fieldstone wall make for an elegant entry to the home.
- Enter the stunning family room flanked by a gorgeous fireplace and unique staircase. Vaulted ceilings, floor to ceiling and wall to wall oversized field stone (wood burning) fireplace and hearth with gorgeous, reclaimed mantle. Convenient built in storage for firewood. The balusters on the rustic staircase are reclaimed tobacco sticks. A grand stained-glass light is just one more unique feature of this room.
- Enjoy cooking in the well-appointed chef's kitchen:
 - Antique white cabinetry with all the features you want: glass front upper display cabinets, integrated knife drawer and cutting board, dual rack silverware drawer, pull out drawers, soft close drawers and doors.
 - Granite counters and custom full tile backsplash detail
 - Oversized granite topped island with seating, outlets, and lots of storage.

- Flexible workspace lighting, under cabinet lighting, lighted display cabinets and above cabinet lighting ensure you always have the right lighting when cooking or entertaining.
- Range with 6 burners, double ovens, and stainless-steel hood. Other appliances are stainless steel: Sharp drawer microwave, Bosch SilencePlus dishwasher, Samsung double door refrigerator with freezer.
- White farmhouse sink with bronze Kohler faucet-enjoy the window that overlook the back porch and pond
- Double door pantry with motion light and wooden storage shelving
- Dining area has pond views from the french doors to back porch.
- Relaxing primary suite enhanced by a fieldstone wood burning fireplace and doors to the porch that have views of the vineyard across the road. What a lovely way to retreat and relax! Dual closets have leaded glass doors, and both are cedar closets.
- The pampering continues in the primary bathroom with its heated tile floor, beautiful slipper soaking tub (with pond view!) and frameless glass shower. The space is complemented by elegant ebony vanities with granite countertops.
- Main level flex room can be an office or bedroom. It has a cedar lined closet with built in shelving. French doors open to the porch and offer views of Tarara Winery vineyards across the street.
- The mud room offers an easy back entrance from the yard. Washer and dryer are located here, as well as an extra refrigerator. This room features easy to clean tile flooring, built in cabinetry, granite counters, and a sink. The back door has a Schlage lock for convenient keyless entry.

UPPER LEVELS

- Large second family room with a family room overlook, and access to one of the full bathrooms. Here you are surrounded by views, the pond on one side and vineyards on the other!
- Two spacious bedroom suites, each with vaulted ceilings, walk in cedar closets, and ensuite full bathrooms. Bathrooms have tile floors, shower/tub combination, and granite topped vanities. Views of the vineyards!

LOWER LEVEL

- Double doors walk up to the yard and provide natural light
- 9-foot ceilings with recessed lighting
- Upgraded tile flooring throughout this level.
- Rec room/game room with unique galvanized metal ceiling and deep brick triple arch wall.
- Den/guest room (not a legal bedroom) has a cedar closet as well as a rough in for a third fireplace connection.
- The charming wine room features a vintage tin ceiling and chandelier and has arched shelving for display space. There's plenty of room for seating or simply grab a bottle and head to the porch! Glass can be added to the brick wall openings to create a conditioned wine collection room.
- Full bath with a step in tiled shower and granite topped vanity.

SYSTEMS AND UTILITY INFORMATION

- Four-bedroom alternative septic system inspected annually. Last inspected June 1, 2022, by McKim Septic.
- Well: 480-foot depth, 50 GPM yield at install
- Propane tank is leased through Holtzman. Cellular meter monitors tank volume for refill alerts.
- 400 amp service to the house. 200 amp service to the barn/garage/studio building. NOVEC is the electric provider.
- Guardian Watchdog standby generator (currently not in use, panel is located in the mudroom)
- Dual sump pumps
- Dual zone Rheem HVAC. High efficiency propane furnace and electric heat pump. Wifi enabled thermostats.
- Hot water: Two Rinnai propane on demand water heaters
- Radiant heat flooring is in the primary bathroom.
- Two wood burning fireplaces. Rough in for a third fireplace is in the lower level den area (behind a picture).
- Security system components convey, monitoring does not convey
- Internet: options include Sugarloaf Net, All Points, and seller has the home on Starlink's waiting list for priority service. Starlink also offers immediate service via their Starlink RV package, which can be used until primary service is available.