

# Walnut Hills



## Refined Living in Earlysville

1330 Elderberry Place  
Earlysville, VA 22936



# At a Glance

## 1330 Elderberry Place | Earlysville 22936 | Walnut Hills

1.58 Acres | 4 Bedrooms | 5 Full Baths, 1 Half Bath | 3 Car Garage

### Refined Living. Exceptional Craftsmanship

Gracefully positioned on 1.58 acres, this exceptional residence offers over 5,600 finished square feet of elegant yet comfortable living space. Thoughtfully designed for both sophisticated entertaining and everyday ease, the home blends timeless craftsmanship with modern updates. Rich Brazilian Cherry hardwood floors anchor the main living spaces, creating warmth and refinement throughout.

### Property Overview

Custom built in 2002, this home was constructed with a focus on lasting quality — featuring superior materials, thoughtful design, and craftsmanship that continues to stand apart from many newly built homes today.

- Subdivision: Walnut Hills
- 4 Bedrooms | Main-Level Primary Suite with Private Deck and Dedicated Plumbing for an Ensuite Coffee Bar
- 5 Full Baths | 1 Half Bath
- 3-Car Garage (563 sq ft)
- 3,863 sq ft Above Grade
- 1,796 sq ft Finished Lower Level
- 450 sq ft Unfinished Space (mechanical room and storage room)

### Appliance Enhancements

The well-appointed kitchen is complemented by numerous recent updates:

- Kitchen Refrigerator (2 years old) – Conveys
- Washer & Dryer (1.5 years old) – Conveys
- Retractable Down Draft Range Vent (New)
- All Toilets Replaced within the Past Two Years
- 75-Gallon Water Heater (Original)

### Comfort, Systems & Infrastructure

Designed for long-term comfort, reliability, and peace of mind:

- Propane Forced Air & Central Air Conditioning on Main Level and Terrace Level - Replaced w/ high efficiency in 2021
- Heat Pump on the Second Level - Replaced with high efficiency units in 2021
- Whole-House Generator (excludes washer & dryer)
- Private Well with Water Filtration System
- Septic System is Approved for 4 Bedrooms
- Xfinity High-Speed Internet
- Invisible Fence Surrounding the Property

### Community Amenities

- Community Pool
- Tennis Courts
- Scenic Walking Paths
- Picturesque Pond
- Exercise Room
- Club House

### Financial Snapshot

- **2025 Real Estate Taxes:** \$10,240
- **HOA:** Quarterly \$820
- **2026 Real Estate Assessment** \$1,229,700

## Three Levels of Exceptional Living

### Gracious Main-Level Living

- Inviting Foyer with Gracious Flow
- Elegant Living Room
- Formal Dining Room
- Large Open Great Room with Fireplace
- Open Kitchen with Breakfast Area
- Utility / Laundry Room
- Private Office or Study or In Law-Suite Attached Full Bathroom
- Main-Level Primary Suite with Spa-Inspired Bath
- Powder Room

### Private Upper Level

- Three Well-Proportioned Bedrooms
- Two Full Baths
- Open Loft Gathering Space

### Terrace Level Living

The finished lower level provides exceptional flexibility — perfect for a media lounge, recreation space, private guest quarters, or multigenerational living.

- Private Studio Apartment: Gas Fireplace, Kitchen and Full Bathroom. Seamless Potential for One-Bedroom Conversion
- Impressive 20x20 Dance or Exercise Studio with Full Mirrored Wall
- Storage/Craft/Office Room with Built in Shelves - No Window
- Mechanical Rooms
- Walk-Out Access to Landscaped Gardens and Deck

### Designed Outdoor Living Spaces

- Completed in 2022, the 450-square-foot Fireside Terrace showcases a centrally connected gas fire pit, creating an inviting setting for year-round gatherings.
- An additional 288-square-foot finished patio with an adjoining shade garden creates a tranquil extension of the home’s outdoor living spaces.
- Completed in 2022, the 425-square-foot Wolf Serenity upper deck offers custom railing, a built-in gas connection for grill-ing, and direct access from the great room, flowing naturally to the patio terrace below for seamless indoor–outdoor living.
- Thoughtfully designed landscaping with flowering Yoshino and Kanzan cherry, weeping cherry, redbud, crabapples, Southern magnolias, tri-color weeping willow, Leyland cypress and ornamental pears for natural privacy, enhanced by dogwoods, camellias, fig trees, hydrangea, crepe myrtles, hyacinths, Chinese paper bush, rose bushes, perennial hibiscus trees, rhododendrons and azaleas for vibrant seasonal color.

### An Exceptional Walnut Hills Setting

Tucked gently into the rolling countryside of Earlysville, Walnut Hills is a neighborhood defined by space, serenity, and enduring elegance. Established yet timeless, it is a community where homes are thoughtfully sited on generous acreage, framed by mature trees, manicured lawns, and the quiet rhythm of Virginia’s natural landscape.

Here, the setting feels both refined and relaxed. Streets wind gracefully through the neighborhood, revealing stately residences that reflect architectural integrity and pride of ownership. The atmosphere is peaceful, private, and distinctly residential — a place where evenings are quiet, stars feel closer, and life unfolds at a more measured pace.

Walnut Hills also offers a sense of connection. Neighbors gather at the community pool, tennis courts, and club house, stroll along scenic walking paths, or pause by the picturesque pond that anchors the neighborhood’s charm. It is a setting that encourages both retreat and engagement.

Conveniently located minutes from Charlottesville, wineries, groceries, restaurants, UVA, the Charlottesville-Albemarle Airport, NGIC, and the Research Park, Walnut Hills offers the rare balance of countryside tranquility and everyday accessibility.

For those seeking space, craftsmanship, and a true sense of place, Walnut Hills remains one of Earlysville’s most enduring and desirable communities.

## **Introduction**

Gracefully set on 1.58 acres in the established Walnut Hills neighborhood in Earlysville, 1330 Elderberry Place offers refined living in a peaceful Albemarle County setting. With over 5,600 finished square feet on three thoughtfully designed levels, the home blends elegant design with exceptional comfort and flexibility.

Built in 2002 with quality craftsmanship, the residence features beautifully proportioned rooms, Brazilian hardwood floors, and abundant natural light throughout. The main level flows from the formal living and dining spaces to an inviting great room and open kitchen designed for gathering and everyday living. The primary suite, private office, and spacious laundry room are all thoughtfully located on the main level for convenience and ease of living.

Upstairs, three spacious bedrooms and large loft provide private retreats, while the terrace level offers remarkable versatility with recreation areas, a second kitchen, and a dedicated mirrored studio ideal for fitness or creative pursuits.

Just minutes from Charlottesville and the University of Virginia, this exceptional Walnut Hills residence offers the rare combination of space, privacy, and convenient access to shopping and restaurants.





## Charming Neighborhood Setting

The inviting walkway is framed by mature trees, and manicured landscaping. This welcoming approach highlights the warmth and curb appeal of the home, set in a peaceful, well-kept community. With wide streets, lush greenery, and a sense of privacy, the neighborhood offers exceptional convenience.



## Outdoor Living & Private Garden Terrace

The rear of the home reveals a beautifully designed outdoor living environment where architecture and landscape blend. A spacious deck extends from the main living areas, creating the perfect setting for dining, morning coffee, or quiet evenings overlooking the grounds. Below, a thoughtfully designed brick terrace and firepit area offer a gathering space surrounded by mature plantings and privacy.





## **Welcoming Foyer with Brazilian Cherry Floors**

The gracious foyer offers an elegant introduction to the home, where rich Brazilian cherry floors with custom inlay create an immediate sense of warmth and craftsmanship. Framed by tall ceilings, crown molding, and classic architectural doorways, the space sets the tone for the attention to detail found throughout the residence.

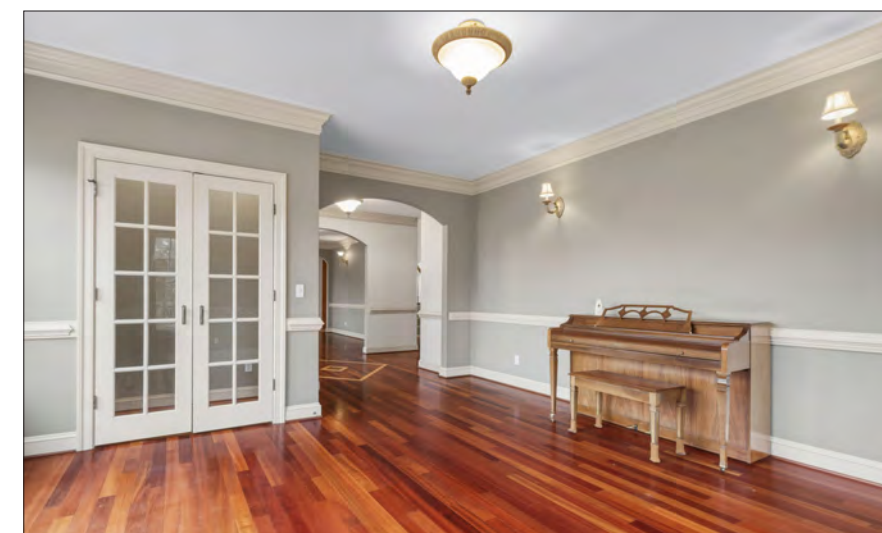
From this central entry, the layout flows into the formal living and dining spaces, creating a balanced transition.

Both inviting and sophisticated, the foyer reflects the enduring quality that defines the home.



## The Elegant Dining Room

To the left of the foyer, the formal dining room provides a setting for gatherings and special occasions, highlighted by crown molding, chair rail, and a unique chandelier.

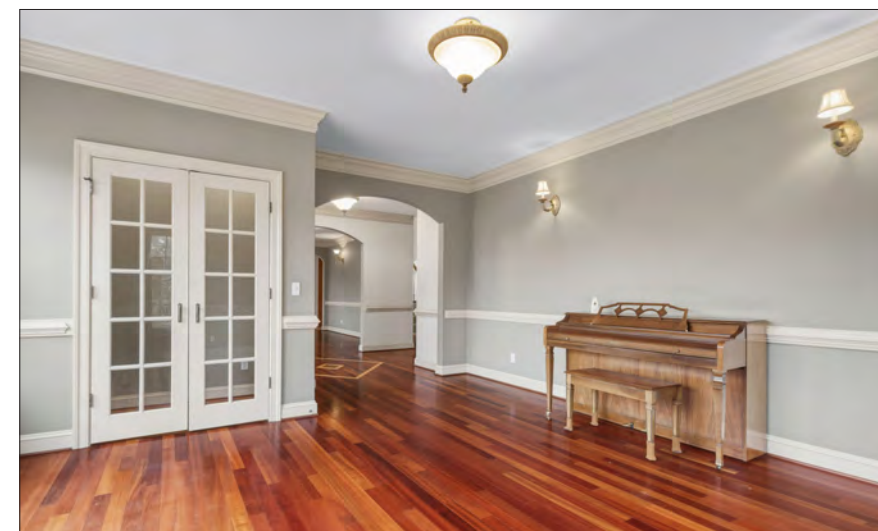




## Formal Living Room or Music Room

To the right of the foyer, the living room features large windows filling the room with natural light while framing views of the surrounding landscape, creating a bright and welcoming atmosphere.

Rich Brazilian cherry floors add warmth and sophistication, complemented by crown molding and chair rail detailing that enhance the room's classic architectural character. The generous proportions provide flexibility for entertaining, quiet reading, or enjoying music.



## Dramatic Great Room

The great room is the striking centerpiece of the home, defined by soaring two-story ceilings and a dramatic wall of windows filling the space with natural light. Anchoring the room is a beautifully detailed fireplace with tile surround and custom built-in niches, creating an interesting focal point.

Expansive windows frame views of the surrounding landscape while enhancing the sense of openness and connection to the outdoors. The soaring ceilings and the thoughtful architectural symmetry create a space that feels both impressive and welcoming.

Open to the kitchen and breakfast area, the great room serves as the natural gathering place of the home—perfect for relaxed evenings by the fire, entertaining guests, or simply enjoying the light-filled beauty of the space.





## Spacious Kitchen with Center Island & Sunny Breakfast Area

At the heart of the home, the kitchen offers a warm and inviting space designed for both everyday living and effortless entertaining. Maple cabinetry, expansive countertops, and a large center island with cooktop provide a generous workspace while creating a natural gathering place for family and guests.

A bright breakfast area surrounded by windows overlooks the backyard and deck. The built-in window seating creates a comfortable spot for morning coffee, casual meals, or quiet moments.

Open to the great room and steps away from the formal dining room, the kitchen serves as the central hub of the home—blending functionality and comfort.





## First-Floor Primary Suite with Private Deck

The first-floor primary suite offers a spacious retreat thoughtfully designed for comfort and convenience. Generously proportioned and filled with natural light, the bedroom overlooks the surrounding landscape and provides direct access to its' own deck.

The suite includes a large walk-in closet and a well-appointed en-suite bath featuring a soaking tub, separate shower, and dual vanities. Elegant finishes and soft natural light create a calming, spa-like atmosphere.

Adding to the suite's versatility, dedicated plumbing has been installed for a future in-room coffee bar, allowing the space to be easily enhanced for added luxury and convenience.





## **Office or First-Floor Guest Suite with Ensuite Bath**

Located on the main level, this versatile room offers an ideal setting for a home office or comfortable guest suite. Sunlight streams through large windows, creating a bright and welcoming environment well suited for work, reading, or a quiet retreat.

The room connects directly to a full bath featuring a glass-enclosed shower, offering convenience and privacy for overnight guests. Whether used as a dedicated office, guest accommodations, or a flexible living space, this thoughtfully designed room adds both comfort and functionality to the main level of the home.

## First-Floor Laundry Room with Utility Sink

Located on the main level, the spacious laundry room offers convenience. Designed with abundant cabinetry for storage and generous counter space for folding and organization, the room makes everyday tasks efficient and well organized.

A built-in utility sink adds practical versatility—ideal for hand washing, cleaning up after outdoor activities, or tending to household tasks. Durable tile flooring complements the room's practical design while ensuring easy maintenance.

Conveniently positioned with entry from the attached garage, backyard and main living areas, the laundry room functions as an ideal transition space for everyday living. Easily accessible yet discreetly tucked away, it supports the comfort and efficiency of main-level living.



## Upper-Level Retreat Three Bedrooms & Loft

The upper level provides a thoughtfully designed retreat featuring three spacious bedrooms, two full baths, and an expansive loft-style gathering area overlooking the foyer below. Architectural ceiling lines, large windows, and soft natural light create bright and inviting spaces throughout.

Two bedrooms share a well-appointed Jack-and-Jill bath with dual vanities. A third bedroom enjoys its own ensuite bath, creating an ideal setting for guests or family members seeking additional comfort. All three bedrooms have walk-in closets.

The central loft provides a flexible living area perfect for a media space, reading lounge, playroom, or study area.





## Terrace Level Living with Mirrored Studio & Guest Apartment Potential

The terrace level offers an extension of the home's living space, thoughtfully designed for recreation, guests, or multi-generational living. A spacious family room with fireplace opens directly to the outdoors through glass doors, creating a bright and welcoming environment.

A full kitchen allows this level to function easily as a private apartment or guest suite, while additional space offers the opportunity to create a dedicated bedroom if desired. Generous storage areas ensure the level remains as practical as it is versatile.

One of the most distinctive features is the expansive mirrored dance and exercise studio—an ideal space for fitness, yoga, dance, or creative pursuits. The terrace level offers remarkable flexibility.



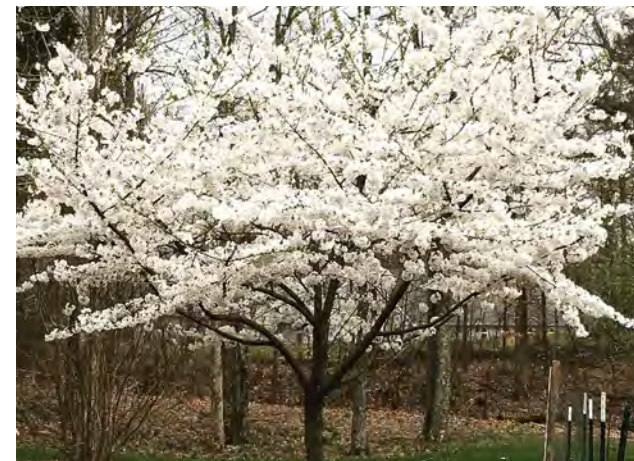
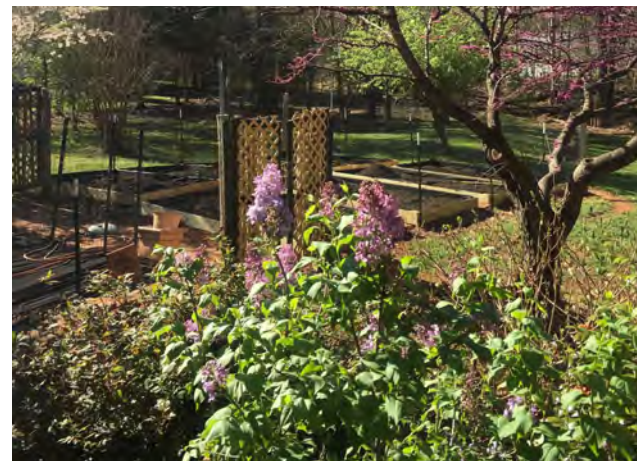
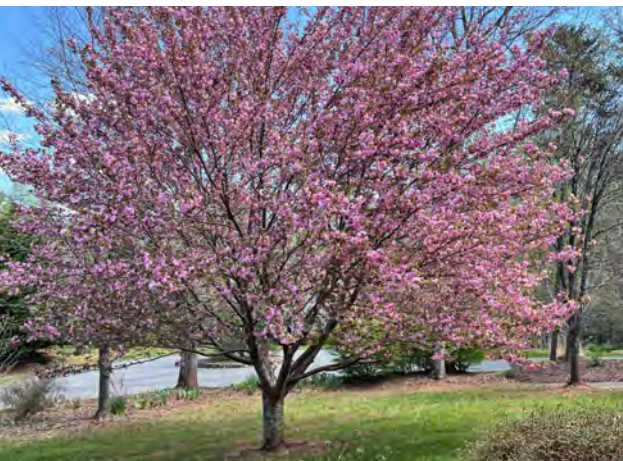
## Terraces, Gardens & Outdoor Living

The home's outdoor living spaces have been thoughtfully designed to extend both comfort and beauty into the surrounding landscape. Completed in 2022, the 425-square-foot Wolf Serenity upper deck showcases custom railings, a built-in gas connection for grilling, and direct access from the great room, flowing naturally via stairs to the patio terrace below for seamless indoor-outdoor living.

An additional 288-square-foot finished patio under the deck with a shade garden provides a tranquil extension of the home's outdoor living areas.

Completed in 2022, a 450-square-foot Fireside Terrace features a centrally connected gas fire pit.

The grounds are beautifully landscaped with an extensive variety of flowering and ornamental plantings designed for privacy, seasonal color, and year-round interest. Mature Yoshino and Kanzan cherry, weeping cherry, redbud, crabapple, Southern magnolia, tri-color weeping willow, Leyland cypress, and ornamental pear trees create structure and natural screening, while dogwoods, camellias, fig trees, hydrangeas, crepe myrtles, hyacinths, Chinese paper bush, rose bushes, perennial hibiscus, rhododendrons, and azaleas provide vibrant color and texture throughout the seasons.





  
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