



*56 Crab Orchard Lane  
Wintergreen Resort*



**The Wintergreen Lifestyle**  
*Living With Inspiration*





**At The Edge Of The  
George Washington National Forest**

## About The Property

- Parcel ID 11E A 52
- 2021 Taxes \$6,002.64
- HOA \$1,969 Annual
- HOA Includes: Snow removal, road maintenance, public area landscaping, two neighborhood pools, fire/rescue/police
- SF 6500
- Year Built 1990 & Addition 2005
- Acreage .87
- 5 Bedrooms
- 4 Full Baths, 2 Half Baths
- 3 Bay Garage With Dedicated Ski Locker Room
- Firefly Internet Available
- House being sold with select furnishings
- Three Furnaces (2 dual fuel furnaces and air were replaced within a year)
- Three Electric Hot Water Heaters (2 were replaced within 5 years )
- Two Central Vac Units
- Central Vac Hoses In Garage
- Encapsulated Crawl Space With Dehumidifier
- 15W Generator Self Tests Weekly For 10 Minutes. Controls Most Of House Including Hot Tub, Hot Water Heaters, Garage Doors, Some Receptacles & Lighting
- 50 Year Roof - 15 Years In
- 2021 Average Monthly Electric: \$286
- 2022 Average Propane To Date: \$2887



### **Included In Sale**

- Furniture
- Karistan Area Rugs
- Televisions
- Window Treatments & Shutters
- Pool Table
- Foosball Table
- Washer & Dryer
- Built In Appliances
- Refrigerators
- Comforters & Pillow Shams
- Towels & Shower Curtains
- Bar stools
- All Outdoor Furniture with cushions & Storage Box
- Charcoal Grill
- Hot Tub
- Fire Pit
- Cabinets In Ski Locker Room
- Snowboard Racks

### **Excluded In Sale**

- All Personal Items
- Lamps, Fur Throws & Matching Pillows
- Caribou, Bears, Antelope, Jack-A-Lope
- CM Russell Stagecoach Sculpture & Chest
- Coyote With Pheasant
- Trunk in Foyer & 2 Trunks in Loft
- Cedar Chest in Foyer & Guest Bedroom
- Pac Man Game, Dart Board
- All Games, Books, DVDs, Music Instruments & Amps
- All Bar Items, Two White Fur Skins
- Kitchen Dishes, Glasses, Pots, Pans, Small Appliances, Flatware, Kitchen Lens, Place-mats, Napkins
- Three Electric Rug Buddies
- All Christmas Decor
- All Garden Tools & Ladders
- Area Rug in MBR & Pink Bedroom



## *Living Your Best Life*

Perched at the edge of the George Washington National Forest in Wintergreen Resort, this gorgeous post-and-beam home overlooks the Shenandoah Valley and Alleghany Mountains and offers a vibrant and versatile lifestyle.

The discriminating buyer will appreciate this Wintergreen mountain retreat's thoughtful design and refined touches. Rich wood floors, vaulted ceilings, and dramatic views make this home stand out from the rest.

The first level includes an ensuite primary bedroom with a full bath and access to the deck to enjoy the hot tub. In addition, two generously sized secondary bedrooms, one with attached nursery, share an adjoining full bathroom. A laundry room and half bath are also located on this level.

The main level is stunning. Surrounded by windows, the family room is highlighted with a gorgeous stone fireplace, vaulted ceiling, skylights, and views. The entertainment flow includes a bar, access to the deck, spacious dining, and an intimate den. Crafted for ease of cooking, the kitchen is fully equipped with custom cabinetry, large center island, and high-end appliances, including a built-in Wolf gourmet coffee maker. Completing the main level is the recreation room with billiard table, foosball, wet bar, and conversation area with stone fireplace.

The third level includes a loft that overlooks the family room, and two additional spacious private bedrooms that share an attached full bathroom, an alcove with twin beds and a half bath.

Completing this outstanding offering is an oversized three-car garage with a ski locker room.

Upgrades include LED lighting throughout, three electric water heaters, three furnaces/heat pumps, central vac, generator, 50 year roof.

The home is pristine, in move-in condition, and conveys with upscale furniture.



## The Main Level

- Spacious & Perfect For Entertaining
- Family Room With Expansive Views
- Dining Room Open To Deck
- Kitchen With Top Of The Line Appliances
- Den Open To Deck
- Large Recreation Room With Bar, Lounge, Billiards, Conversation Area With Stone Fireplace.
- Full Bath





**The Family Room**



**The Dining Room**



The Kitchen



The Den



The Recreation Room



## The Third Floor

- Spacious Landing
- Half Bath
- Two Additional Bedrooms With Attached Shared Bath
- Loft Alcove With Two Twin Beds





## The Terrace Level

- Spacious Entry
- Primary Bedroom Suite
- Two Additional Bedrooms with Attached Bath
- Nursery
- Half Bath
- Laundry Room
- 3 Bay Garage With Ski Locker Room





First Level Primary Suite



**First Level Bedroom With Attached Shared Bath**



**First Level Bedroom With Attached Nursery**



**The Hot Tub located off the Primary Suite**



Seating Areas Off Family Room & Dining Room  
*The Sounds & Sights Of Nature*

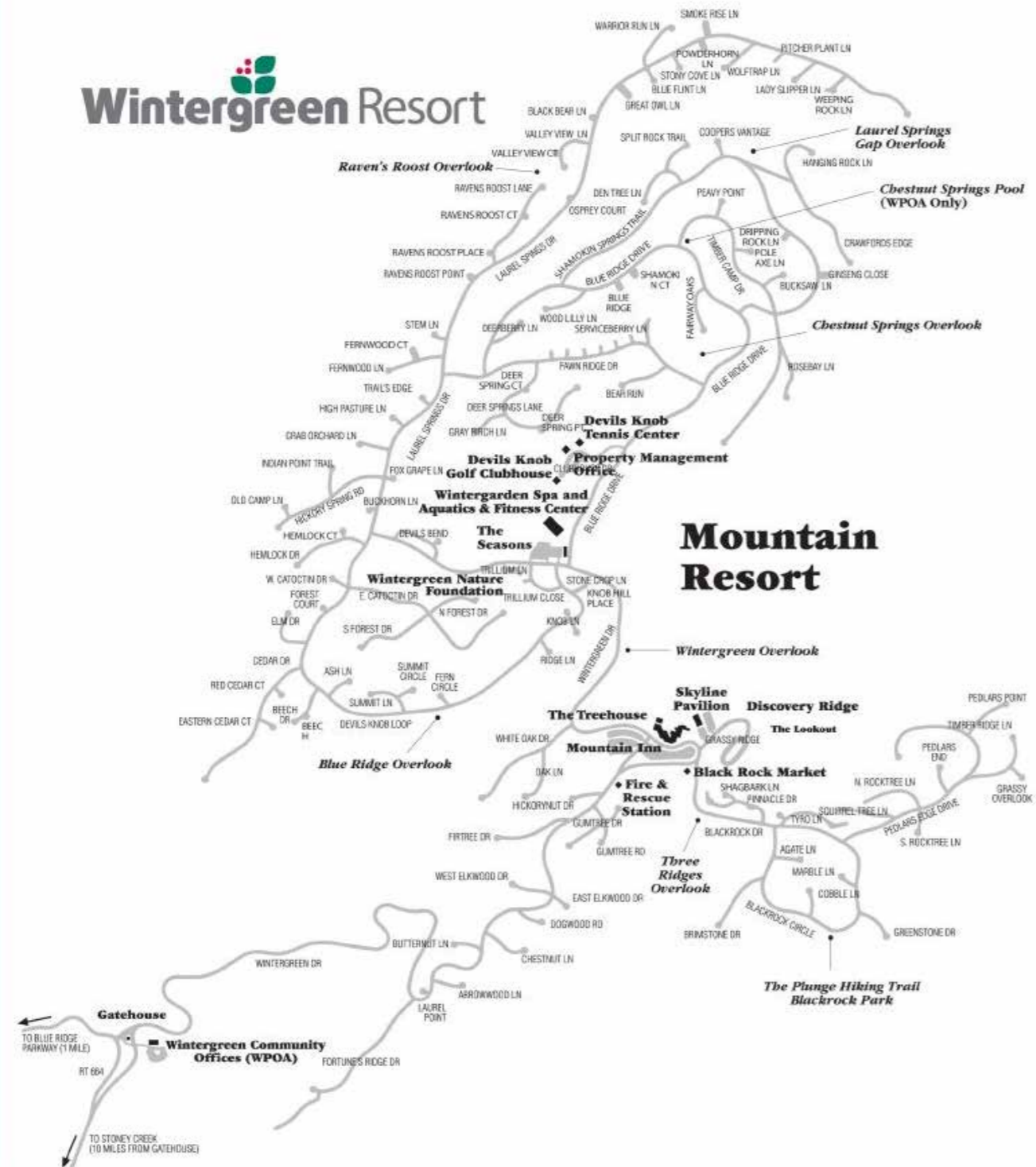


**Fire Pit Seating Area Off The Den**



Garage & Ski Locker Room

# Wintergreen Resort



## About Wintergreen Resort

Wintergreen is a four-season resort with the best skiing in the region and award winning tennis programs.

## Amenities & Privileges Of Membership

Buy In: \$15,000

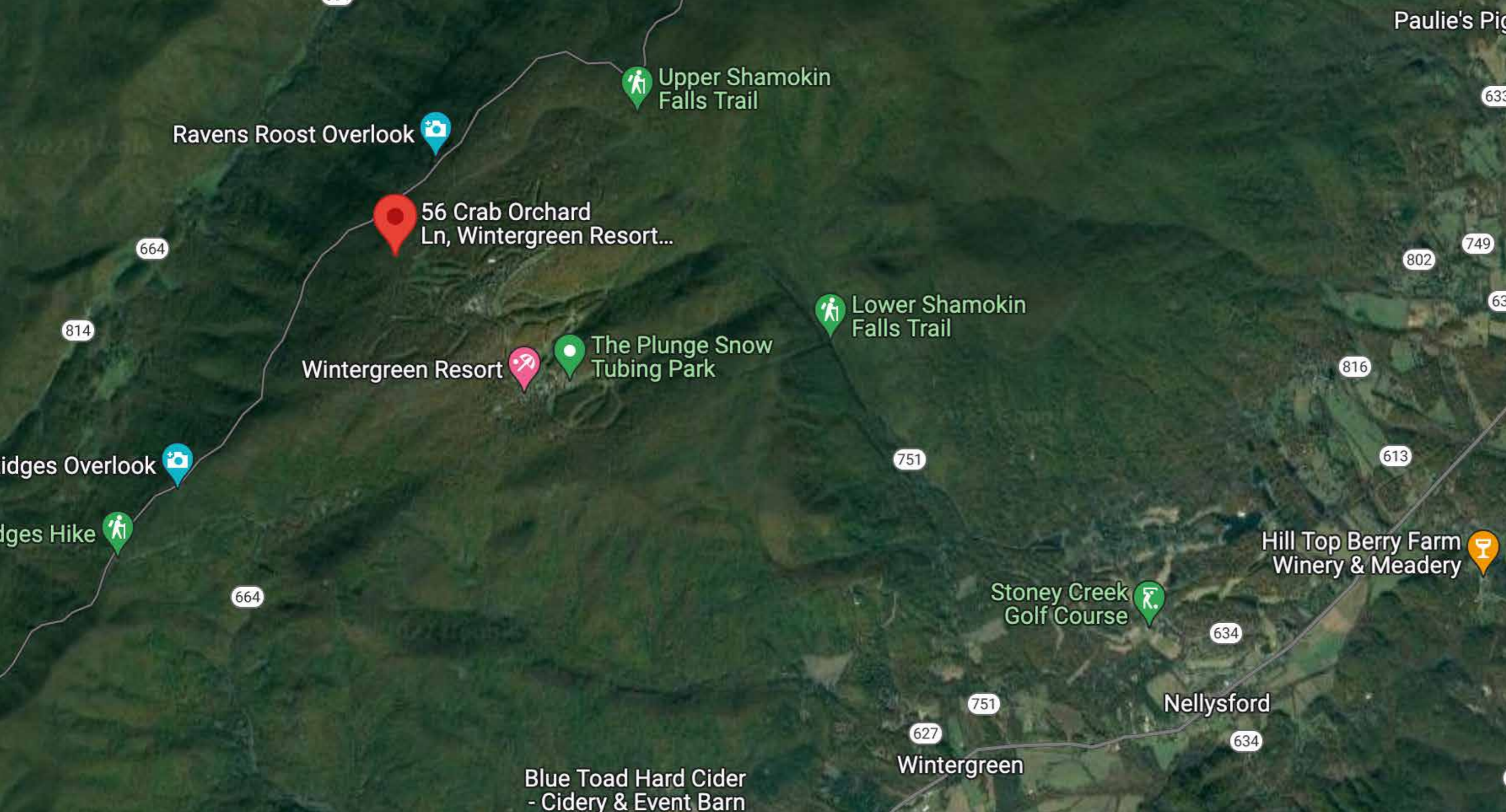
Basic Yearly Dues: \$3,000

Includes: Indoor & Outdoor Pool, Hot Tubs, Fitness Facilities, Spa With Lockers, Steam Rooms & Saunas. It also includes discounts to each separate sports pass.

- Best skiing in the region
- Snowboarding
- Tubing
- 2 Golf Courses
- 22 Tennis Courts
- Pickleball
- Swimming
- Hiking
- A Full-Service Spa
- Full-Service Dining







## Airport Information

- Eagle's Nest Airport (W13), Waynesboro, VA, 23 miles; available for private aircraft.
- Charlottesville-Albemarle Airport (CHO), 40 miles
- Shenandoah Valley Regional Airport (SHD), 45 miles
- Lynchburg Regional Airport (LYH), 48 miles
- Richmond International Airport (RIC), 110 miles
- Washington Dulles International Airport (IAD), 133 miles



**Listing Agents:**

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**GAYLE HARVEY REAL ESTATE, INC.**