



CHERIWOODARDREALTY

37C Main Street • P.O. Box 550 • Sperryville, VA 22740

Office: 540-987-8500

www.cheriwoodard.com

Woodville Writer's Cabin

30 Fox Ridge Lane
Woodville, VA 22749
\$539,000

1,430 Total Finished Square Feet
Three levels

Connectivity

The log home has been wired for uninterrupted Satellite TV (Direct TV), Internet (Piedmont Broadband, Inc.) and Cell Service (via an AT&T Microcell for AT&T cell service). The current owner is a media professional and is able to complete his deadline driven work entirely from home with no technical issues whatsoever. The home is additionally wired for Verizon landlines on all three floors.

Continuous Improvements Completed by Current Owner Since Purchase in 2011

December 2011: Raised front porch several inches to better level; built new wooden front steps, porch frame, lattice.

June 2014: Updated well system pump, changed and adjusted tank, replaced main cutoff valve (installation by Aquaman Water Service, Amissville).

February 2016: Premium period-style kitchen sink handles, faucet, sprayer hose purchased in New Jersey to fit farmhouse sink and black soapstone counter (installation by Aquaman Water Service, Amissville).

August 2016: Carpeting for steps leading to lower two bedrooms (installation by Early's Carpets, Amissville).

August 2017: New AO Smith Signature 40-gallon short hot water heater (installation by Aquaman Water Service, Amissville).

January 2018: Karastan English Manor stair runner w/antique brass stair rods-finials (installation by Early's Carpet, Amissville).

August 2018: New high-efficiency Champion Heating and Cooling heat pump /AC system (inside and outside) w/10-year unit warranty, Honeywell thermostat (installation by Air Concepts Heating & Air Conditioning, Amissville).

June 2019: New outdoor infinity-style deck for daytime mountain views and nighttime stargazing and fire-pit (designed and built by Woodville carpenter Ernie Coats)

July 2019: New home lightning rod system (3 rods total), w/120-foot conductor (installation by John Hamilton Lightning Rod Systems, Gainesville).