



1254 Blue Ridge Avenue ~ Downtown Crozet
3 bedrooms, 2 baths ~ \$330,000

SOLD



4506 Old Three Notched Road
\$245,000 ~ 0.51 acres



1508 McAllister Street
\$595,000 ~ 3.89 acres

REAL ESTATE BROKERS



STEVENS & COMPANY

5785 THE SQUARE
CROZET, VIRGINIA 22932
WWW.STEVENSANDCOMPANY.NET
434-823-6104

ROSS L. STEVENS
rstevens@stevensandcompany.net
434-981-5268

AMY N. STEVENS
amy@stevensandcompany.net
434-996-0394

Meet Our Agents



Shawn L. Bird

Six years ago, Shawn, his wife, and two children sought to relocate from Washington DC, and they explored far and wide for the right community and physical setting. When they discovered the Charlottesville/Crozet area, they knew they found home. Shawn has jumped in with both feet and become an active member of the

community. He has closely studied the local real estate market, and he and his wife have renovated a number of homes for re-sale in the area. Shawn is dedicated to making the area any even more attractive spot for families, young professionals, and retirees—anyone who is looking for home.



Peter S. Cathcart

With family ties in local real estate, he knew one day he would follow suit. Peter is proud to call Charlottesville his home and is motivated to help others do the same. Peter is committed to representing your best interests and working closely with you throughout the entire process to deliver results and ensure a successful and enjoyable experience. In his spare time, he enjoys the endless activities that make Charlottesville an amazing place to live.



Jay G. Fennell

After careers in education and real estate appraisal, Jay became a licensed Realtor in 2020. As a lifelong Albemarle County native who has lived his entire life on working horse farms, he brings an unparalleled depth of knowledge to the industry. Through years of experience, he possesses an understanding of land management as well as budgetary and operational aspects related to running working farms. His past work experience involved appraising farms, estates, single family residences, commercial properties, and the before and after values involved in placing land in conservation easement. Jay is active with open space conservation easements and currently serves as the Chair of Albemarle Conservation Easement Authority (ACEA).

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Lots Available ~ Afton Mountain Road



17.34 acres ~ \$580,000



2.45 acres ~ \$685,000



2.43 acres ~ \$295,000



2.16 acres ~ \$345,000



2.23 acres ~ \$295,000

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COMING SOON

1254 Blue Ridge Avenue Downtown Crozet

3 bedrooms, 2 baths ~ \$330,000

Charming Crozet cottage, c. 1922, within an easy stroll to Downtown Crozet with convenience to the library, restaurants & coffee shops. This residence offers Blue Ridge Mountain views and boasts many features including high ceilings, pine floors, rear deck, fenced yard and storage shed to name a few. Three bedrooms, two baths and 1646 finished square feet.

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Treetops

2236 White Hall Road ~ Crozet

“Treetops” is a three-bedroom, two bath mountainside retreat built in 2013. It is sited at 1,000 ft. elevation capturing a picturesque southeastern view of farmland beyond to the Southwest Mountains. The interior is finished in reclaimed wood, trim, and antique fixtures. A custom-built river stone fireplace anchors the central kitchen/living area. Flanking one side of the central area is a spacious sunroom with floor to ceiling windows and wood stove for winter comfort. Balancing out the first floor is a master suite. Accompanying the main house is a garage with a second story studio apartment, ideal for a tenant or guests. The property is accessed by a mile long gravel driveway providing privacy while still convenient to Crozet. This home offers modern amenities with old-time charm.



JAY G. FENNELL
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