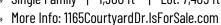


## 1165 Courtyard Dr, Charlottesville, VA 22903

Beds: 3 | Baths: 2 Full

MLS #: 664252

Single Family | 1,900 ft<sup>2</sup> | Lot: 7,405 ft<sup>2</sup>





Janet Bradley (434) 996-0303 Janet@janetsellshomes.net http://www.JanetSellsHomes.net





## \$ 600,000









Energy-Efficient Home with \$25, 000+ in Owner Owned Solar Panels. This well-maintained home features a fully owned solar panel system installed in 2023, currently offsetting 100% of the electric bill. With an expected lifespan of 25+ years and \$1,500 to \$2,000/year in energy savings, this system offers long-term financial benefits and environmental sustainability with no lease or financing to assume. The roof is original and was recently inspected by a licensed professional, who estimated five more years of viable life. The current list price reflects this condition. Located in a desirable neighborhood with exterior maintenance and landscaping upkeep included. This home offers an outstanding blend of comfort, value and long term efficiency- not to mention the very private and beautiful backyard facing a large open common area. Enjoy maintenance free one level living just minutes from downtown, UVA, Interstate 64 and Wegmans.

