



\$ 600,000



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>
- » More Info: [1165CourtyardDr.IsForSale.com](http://1165CourtyardDr.IsForSale.com)



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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.

