

PRIME EVENT VENUE POTENTIAL FOR SALE

COVE LAWN FARM | COVESVILLE, VA

5574 Boaz Rd, Covesville, VA 22931



OFFERING SUMMARY

SALE PRICE:	\$1,495,000
LOT SIZE:	24 Acres
YEAR BUILT:	1782
BUILDING SIZE:	7,500 SF
RENOVATED:	2005
ZONING:	RA
PRICE / SF:	\$199.33

PROPERTY OVERVIEW

Cove Lawn Farm's prime location and 24 acres combined with its historic home, guest cottage, apartment, Gothic-arch barn, 11 garage bays and scenic views presents an excellent opportunity as a potential high-end Wedding Event Venue, Farm Distillery or Farm Brewery for 200+. Located 20 minutes from Charlottesville and UVA, Cove Lawn Farm is situated in one of Virginia's most desirable corridors for Wedding Events, Farm Distilleries, Farm Breweries or as a traditional residence.

Documented as the oldest residence in the Covesville Historic District of Albemarle County, Cove Lawn Farm was first built in 1782, with expansion in 1837, plus later additions. Major restoration and upgrade completed in 2004-2005 with meticulous respect for Virginia country heritage. Guest cottage may date to the earliest period.

The 24+ Acres of this remarkable Cove Lawn Farm includes attractive and updated 4 bedroom, 2.5 bath Main house, nearby 3 bd 2 ba Guest Cottage, 1 bd 1 ba Apartment; barn and 10 garage spaces and 1 RV garage. The main home would make an exceptional space for overnight wedding guests or homeowners. The guest cottage would make a generous space for family members, event guests, office or airbnb. The apartment would make a perfect bridal suite. Optimum open land is divisible and allows for building new event structures with surrounding majestic mountain views. The existing 70"x40' Gothic-arch barn could be re-purposed into event space on existing two levels (total 5600 sf). The hayloft features exposed arched wooden rafters.

PROPERTY HIGHLIGHTS

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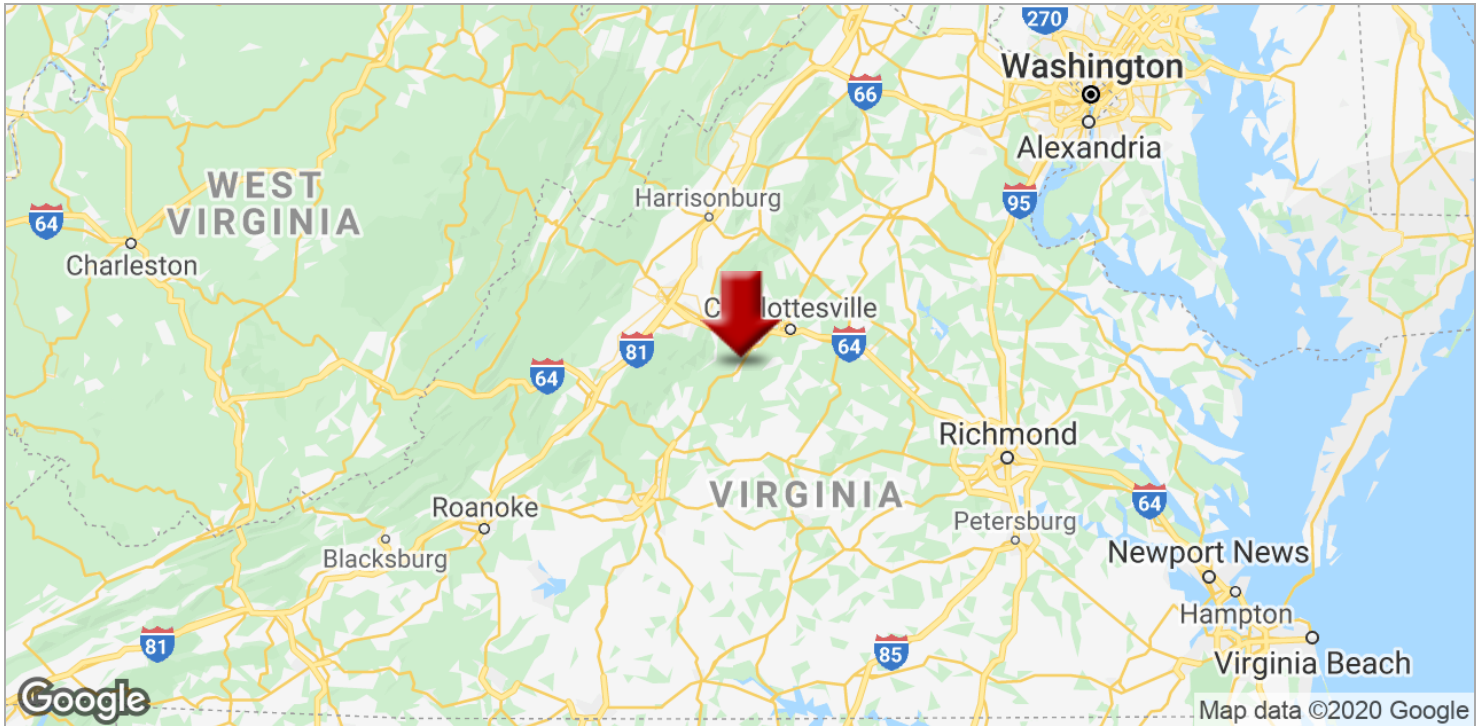
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SALE HIGHLIGHTS

- Primely located on 24 acres off scenic Rt. 29 South
- 20 minutes to Charlottesville and UVA
- Historic and scenic farm
- Ideal as either traditional residence or high-end Wedding Events, Farm Brewery or Farm Distillery
- On-site parking options for 200+
- Open land divisible and suitable to build new event structures
- Surrounding land under conservation easement
- 35 minutes from Charlottesville Airport
- 7 miles south of Pippin Hill Winery & Wedding Venue
- 8 miles north of Wood Ridge Farm Brewery
- 4550 SF Historic Main Home
- 1400 SF Historic Guest Cottage
- 500 SF Apartment
- 70'x40' Gothic-arch Barn with hayloft & cinder block silo. Each floor 2800 sf. (5600sf total space).
- 2 Garages with 10 total garages + RV garage



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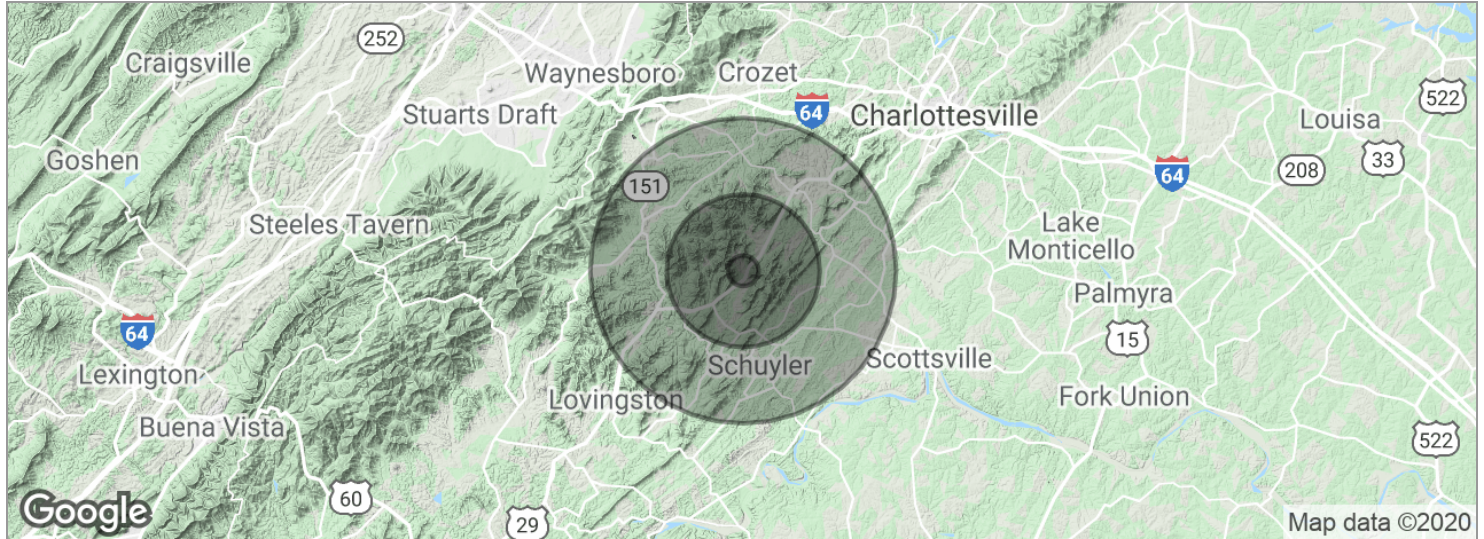
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	120	3,439	13,734
Median age	41.9	43.6	43.6
Median age (male)	41.7	43.0	43.1
Median age (Female)	43.3	44.2	44.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	48	1,449	5,822
# of persons per HH	2.5	2.4	2.4
Average HH income	\$64,415	\$77,507	\$80,092
Average house value	\$321,802	\$351,438	\$364,765

* Demographic data derived from 2010 US Census

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