

Residential Detached



2509 Indian Laurel Rd.

Virtual Tour

MLS # 661489 **Status** PND
Address **On-Market Date**
 2509 INDIAN LAUREL RD
 CHARLOTTESVILLE VA 22911
Area 001 Albemarle
Subdivision FOREST LAKES SOUTH
Beds 4
Baths F/H 3 / 1
of Acres 0.30
Name of Prop
Year Built 1994
Design Colonial
Garage/Park Attached, Auto Door, Faces
Taxes \$4,713.22 / 2024
Deed Bk/Pg# /
Parcel ID 046B6-00-0A-05300
Elem School Hollymead
High School Albemarle
Update Date 3/11/2025

Type	DETC	LP\OLP	\$599,000	\ \$599,000
		(Fin)	(UnFin)	Total
(AG)	2,008	0		2,008
(BG)	416	0		416
(GarAG)		0		0
(GarBG)		572		572
(DepAG)				0
(DepBG)				0
Totals	2424	572		2,996
Source	Public Records			

DOM/CDOM 5 / 5
Level 3 Story
Div Rights
New ? N
Historic N
Basement Y
Middle Lakeside
Other School
Kickout?
Garage Yes
Attached Yes
Garage # Cars 2.00
Carport # Cars
Association HOA
Association(s) Fees \$ 333
Association Frequency Quarterly
Assn Setup/Transfer Fees 50
Assn Setup/Trans Fee Type \$
Road Maint 0
New Construction No
Proposed Completion Date
Builder R D WADE
Short Sale No
Recording Device in Property No

Legal Desc Forest Lakes South A 53 PH-I
Exterior Vinyl
Foundation Poured Concrete
Heating Central Heat, Heated Floor, Natural Gas
Air Conditioning Central AC
Basement Yes
Water Public Water
Sewer/Septic Public Sewer
Land Description Landscaped, Nearly Level, Partly Wooded
Fireplace Gas, Glassed-in
Fireplace Family Room, Rec Room
Location

Structure Carpet, Hardwood, Laminate
-Floors
Structure 8' Ceilings, Insulated Windows, Screens
-Window /Ceiling
Kitchen Dishwasher, Disposal, Electric Range, Island, Microwave, Pantry, Recessed Light, Refrigerator
Appliances
Kitchen Maple Cabinets, Solid Surface Counter
Cabinets /Counters
Structure Dual Vanities, Walk-in Closet
Structure Smoke Detector(s)
-Security
Water Property None

Room #	Description	Level	Dimensions	Room #	Description	Level	Dimension	Room #	Description	Level	Dimensions
Room 1	Foyer	1		Room 8	Primary	1		Room 15	Rec Room	B	
Room 2	Living Room	1		Room 9	Primary Bath	1		Room 16	Full Bath	B	
Room 3	Dining Room	1		Room 10	Bedroom	2		Room 17			
Room 4	Kitchen	1		Room 11	Bedroom	2		Room 18			
Room 5	Breakfast Room	1		Room 12	Bedroom	2		Room 19			
Room 6	Family Room	1		Room 13	Full Bath	2		Room 20			
Room 7	Half Bath	1		Room 14	Laundry	2		Room 21			

Property Included Refrigerator, Electric Range, Microwave, Dishwasher, Washer & Dryer. Gas Stove in terrace Family Room.

Property Excluded Ring Doorbell

Directions Rt. 29 to Forest Lakes South. Take Ashwood Blvd. pass Pool & Tennis on Left. Right on Aspenwood, Left on Alder, Left on Indian Laurel.

Public Remarks Welcome to Forest Lakes South! This well-maintained 4bed, 3.5ba Colonial offers a spacious retreat on a desirable lot backing to peaceful common space. The inviting layout includes an open Kitchen, with new refrigerator, oven, and microwave, that flows into the Family Room with gas fireplace and custom built-ins. The Kitchen also provides direct access to the expansive deck, perfect for outdoor dining, while an adjoining Dining Room offers an elegant gathering space. A versatile main-level living room makes an ideal home office. Stunning hardwood floors extend throughout the main level. Upstairs, you'll find an updated primary en-suite, three additional bedrooms, an updated full hall bath, and laundry space. The finished terrace level provides endless possibilities with a Rec Room, full bath with heated floors, and flexibility to serve as a 5th Bedroom or private Guest Suite with walk-out access to the rear yard and back patio. Outside, the oversized 2-car garage, expansive deck, and newly fenced backyard create an ideal outdoor oasis. HOA includes 2 pools, athletic fields, gym, tennis & basketball courts and many nature trails for biking or walking. Quest plumbing has been replaced, and a radon mitigation system installed.

Agent Remarks Updated: Showings begin Thurs. Mar 6. Please schedule all showings through the Showing Time App or Website. See Documents for full list of improvements. Sellers puppy will be at doggy day care during all showing times, but the puppy gates and crate will still be out during the weekdays. Call or Text agent Kate Lucas with any questions at (804) 400-3063.

Sales Price	Contract Date 3/11/2025	Misc. Seller Credits	Closed Date 4/15/2025
How Sold	Foreclosure	Seller Concession	Sell Team
Selling Agent		Selling Office	
Co-Selling Agent		Co-Selling Office	

List Office K12349 REAL BROKER, LLC **OFFICE:** 855-450-0442 **Owner** Trevor Barna & Jane Lee
List Agent KATE M LUCAS **CELL:** 804-400-3063 **List Agent - License ID** 0225220315 **OwnPh**
Co-Off **Co-Agt** **Occ/Ph** Yes

LkBx Y **LkBxDt** 3/8/2025 **LkBxLoc** Front porch **Serial #** 2189384 **LD** 3/5/2025 **ED** 9/8/2025
Docs Floor Plan, Inventory, **LstSrv** EXCRS **Discl** Yes

All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information and
 Prepared by KATE M LUCAS of REAL BROKER, LLC on 03/12/2025