

FOR SALE



1770 EARLEY FARM RD AMHERST VA 24521

*Endless Opportunities Await at this
9100-square-foot Lodge with
50+ Mile Blue Ridge Mountain Views*

The Lodge is comprised of 9100 square feet and is situated on 15 acres in Beautiful Amherst County VA. Boasting 50 mile views of the blue ridge mountains the lodge was previously operated By Centra Health as the “Pathways Recovery Lodge” It has now been completely renovated and ready for an endless array of possibilities.



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CURRENT LAYOUT

Owner's Quarters

- Master suite
- Open concept kitchen
- Living room
- Den
- Large office

Guest Rooms

- Private Entrance
- First Floor
- Second Floor
- Terrace Level

Venue / Grounds

- 35x25 building
- 40x60 polished concrete slab
- 8 sided gazebo
- Large parking lot



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Owner's Quarters

Your Private Retreat with Master Suite, Gourmet Kitchen, and Scenic Views

- Master suite with his and hers full bathrooms, dressing room, and washer/dryer.
- Open concept kitchen with stainless appliances, dual fuel Zline range, copper sink, island, and full pantry.
- The living room has a central two-sided stone fireplace -one side features gas logs, other side burns wood.
- A cozy den with a stone gas log fireplace is off the guest bedroom, which also has a full bath.
- Large office
- The entire view side of the owner's suite opens to full covered porch.



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Owner's Quarters



Owner's Quarters



Guest Rooms

- Private entrance (separate from owners' suite) from covered front porch.
- The **first floor** features four bedrooms each with private full baths, handicapped accessible bathroom, and a commercial kitchenette/utility room.
- The **second floor** features one two-bedroom suite with a shared jack-n-jill full bathroom ensuite, two bedrooms with private full baths, and 5 single bedrooms with shared baths, plus a large common room, laundry room, walk-in linen closet, and second-story view facing balcony.
- The **terrace level** opens from the front by way of double French doors to a large living room featuring a picture window on the view side and a roomy kitchenette. A full bathroom is shared by two large bedrooms and a third bedroom/storage room all opening to a large common room. Terrace level accesses mechanical rooms. The property is equipped with a sprinkler system, ADT security system, a three-stage water filtration system (hospital grade), two water pumps, etc.



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Guest Rooms



Guest Rooms

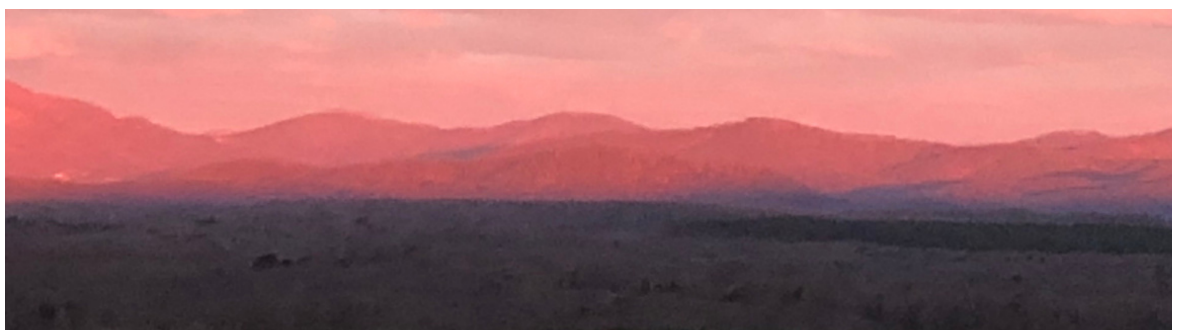
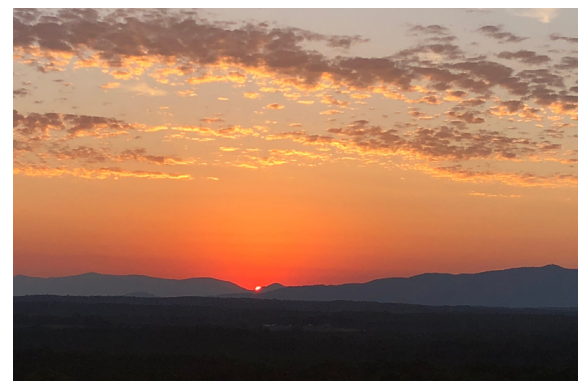


Guest Rooms



Venue/Grounds

- 35x25 building features an open-concept bar and catering area in addition to two guest bathrooms.
 - The back of the building features a fully covered porch. Beautifully landscaped with brick walkways to 20x20 pergola.
- 40x60 polished concrete slab with stamped concrete apron includes embedded tent anchors.
- Eight-sided gazebo
- Large well-lit parking lot includes a handicapped ramp to the guest house



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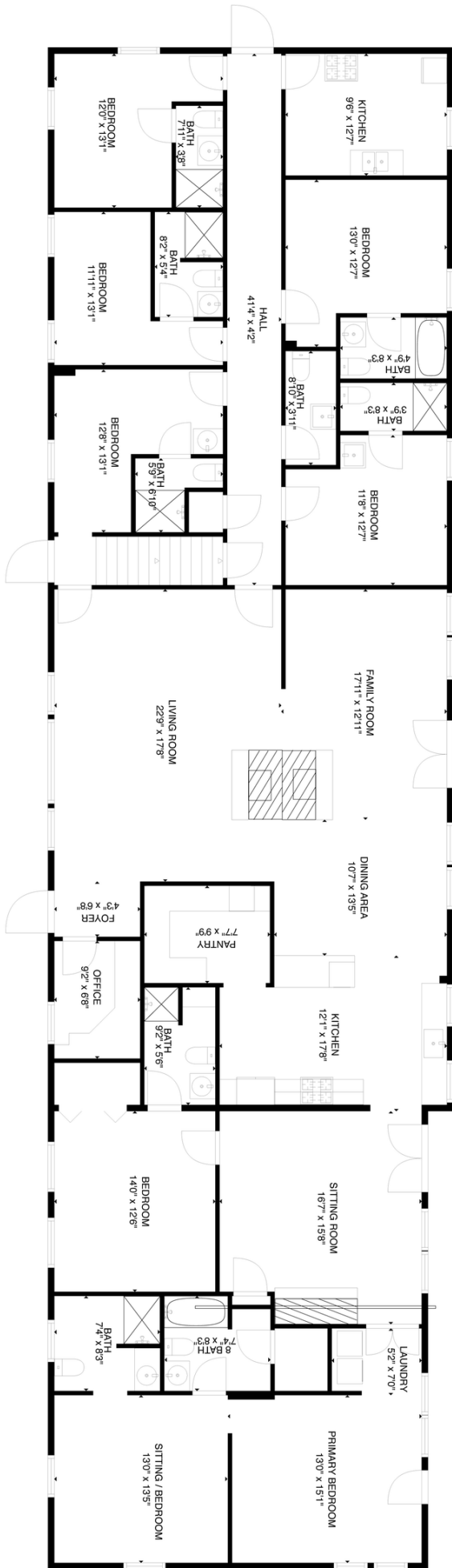
Mechanical Information

- Insulated rooms-double 5/8 sheetrock for soundproofing
- Fire and sprinkler system inside and out
- 2000-gallon water storage for the fire system
- 400-gallon water storage for domestic use water
- 2 wells-strong and active
- 3-filter water system for hospital-grade water quality
- 2-5 hp jet pumps to allow simultaneous operation of 15 showers with exceptional pressure.
- 2 80-gallon water heaters (1 with 80-gallon propane tank)
- Circular pump system for on-demand hot water in each bathroom (insulated pipe loop)
- Phone/cable/cat wiring in each room
- Intercom system throughout the main house
- 2 heat pumps (less than 2 years old)
- 1 heat pump (less than 3 years old)
- 3 new heat exchangers
- 4 septic tanks with dousing chamber and grease tank
- New windows (except for three)
- ADP Alarm system throughout the main house
- Outdoor motion-activated lighting
- 3 automatic light poles in the parking area
- Swing-gated entrance to driveway/parking area



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First Floor



GROSS INTERNAL AREA

Below Ground: 2071 sq. ft., FLOOR 2: 3510 sq. ft., FLOOR 3: 2415 sq. ft.

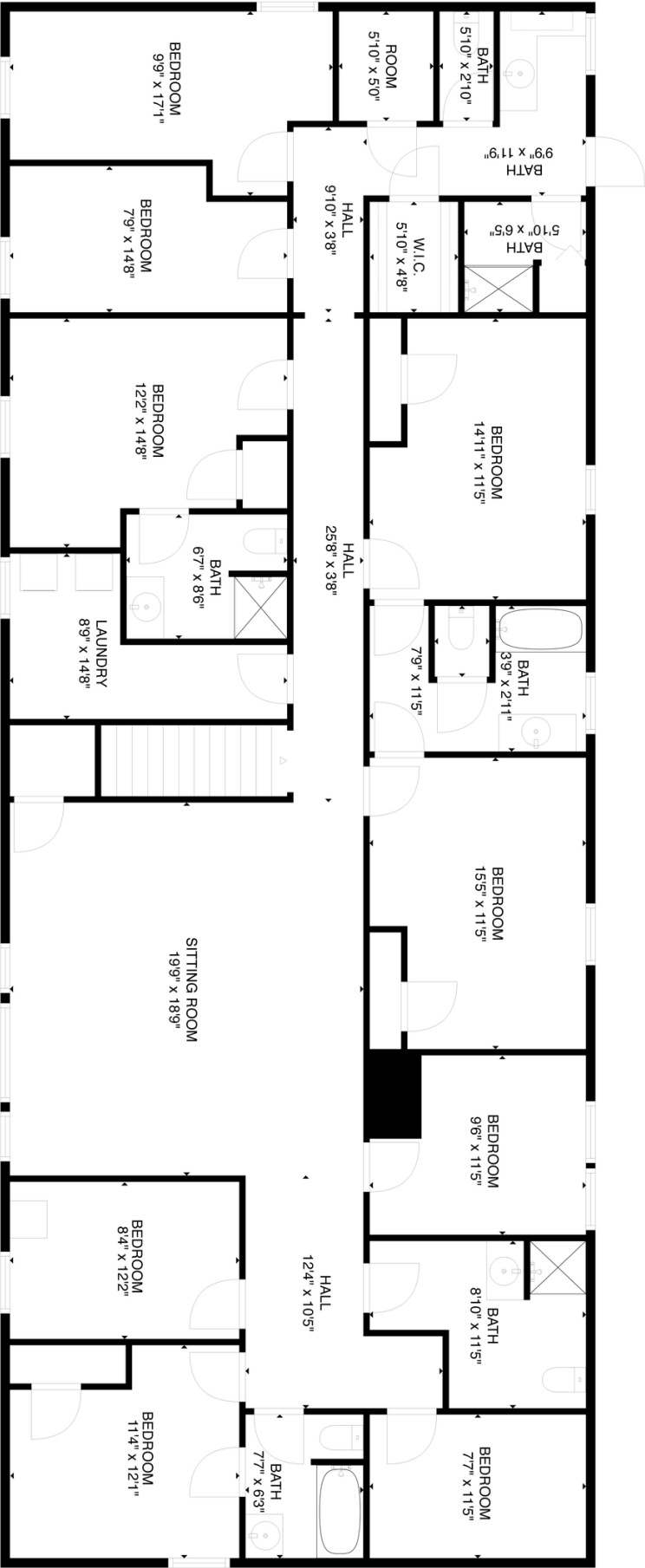
EXCLUDED AREAS: UTILITY: 45 sq. ft., STORAGE: 552 sq. ft., SPRINKLER: 376 sq. ft.,

HALL: 88 sq. ft., WATER FILTERS: 309 sq. ft.

TOTAL: 7996 sq. ft.

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

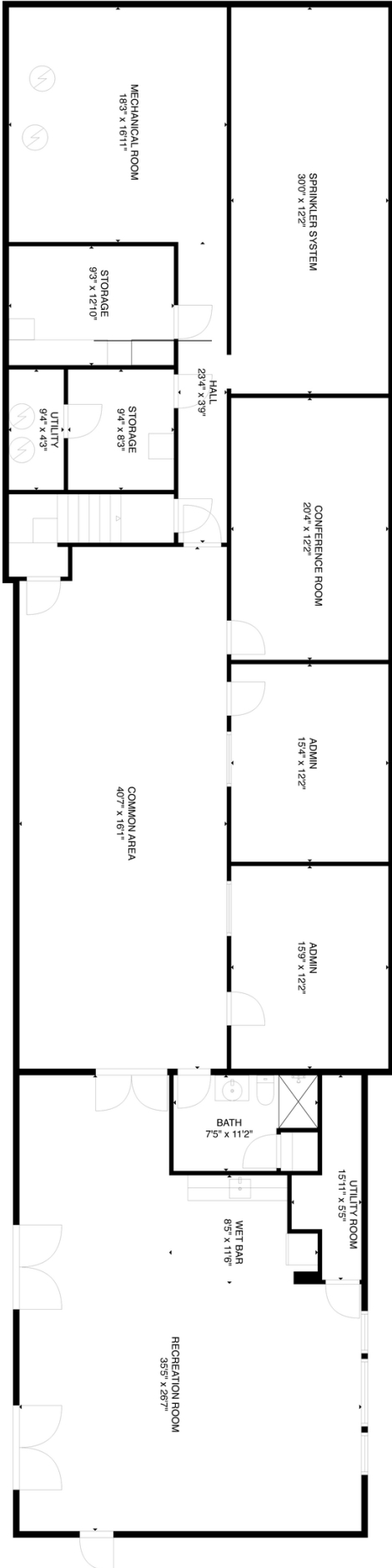
Second Floor



GROSS INTERNAL AREA
 Below Ground: 2071 sq. ft., FLOOR 2: 3510 sq. ft., FLOOR 3: 2415 sq. ft.
 EXCLUDED AREAS: UTILITY: 45 sq. ft., STORAGE: 552 sq. ft., SPRINKLER: 376 sq. ft.,
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Terrace Level



GROSS INTERNAL AREA

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