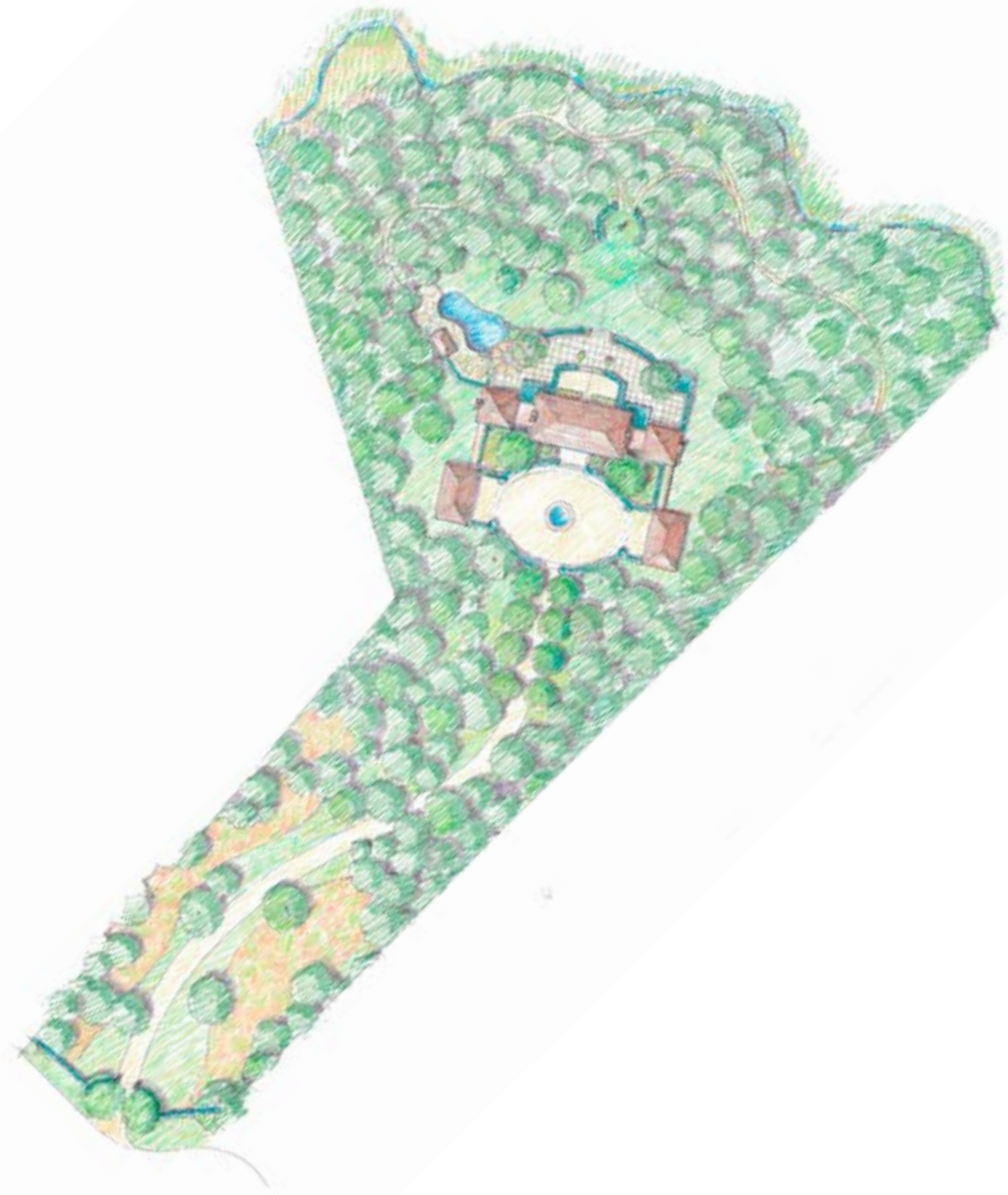


KESWICK ESTATE



LOT 64

PALMER DRIVE

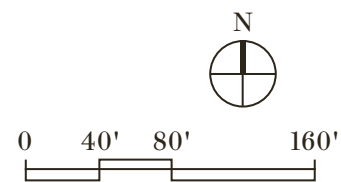
Lot 64 is located within a quiet, wooded, undeveloped section of Keswick Estates at the end of Palmer Drive. The lot is a “flag” type, with an entrance drive section that winds toward a hilltop meadow. The site plan in the illustration creates drama by revealing, at the end of a winding approach, a formal and symmetrical estate in the clearing. This expansive plan extends into much of the buildable area, but preserves woodlands. A series of terraces step down through the rear yard, and pathways wing through the woodland to Carroll Creek, which forms the rear lot boundary. Two pavilions flank the main house, one for a garage and the other as a guest room, studio, or workshop. The house itself is conceived as a main two-story structure with symmetrical single-story wings. The generous elliptical entry court provides generous parking for entertaining and events. An informal and picturesque pool and cottage flanks the south side of the rear terraces. Lot 64 is a hidden gem, that provides many opportunities for development, from the grand estate shown, to a less formal plan with a more compact footprint.

SCHEMATIC LOT LAYOUT



SITE KEY

1. Winding Driveway with Stone Entry Pillars
2. Native Meadow along the Wood's Edge
3. Formal Approach through Allée of Trees
4. Motorcourt with Evergreen Hedge & Sculpture
5. Main House
6. Stone Terrace and sitting area
7. Informal Lagoon Pool with Pool House
8. Detached Garage
9. Forest Path along Carroll Creek
10. Carroll Creek



LOT LOCATION IN KESWICK ESTATE



LOT PROFILE

LOT ID

Lot 64

ACREAGE

5.01

ADDRESS

Lot 64 Palmer Drive
Keswick, VA 22947

PARCEL ID

08000-00-00-010H0

ELEM. SCHOOL

Stone-Robinson

MIDDLE SCHOOL

Burley

HIGH SCHOOL

Monticello

OTHER SCHOOLS

St. Anne's Belfield
Covenant
Tandem Friends

