

SHERIDAN-MACMAHON

REALTORS

Fidelio
2547 Halfway Road
The Plains, Virginia 20198

THE VILLA

Main Level (Ceiling Heights range from 11' to 16')

Reception Gallery (23' x 22' x 12')

Sets the stage for a lavish interior and features vaulted ceilings, limestone floors and niches.

Grand Corridor (73' x 6.5' x 12')

Provides access to east and west wings as well as to the loggia and south courtyard. The mahogany-paneled **elevator** (Symmetry Elevating Solutions) was added in 2012.

WEST WING

Living Room (22' x 18' x 12')

This distinguished space features a limestone mantel and gas fireplace, two sets of French doors leading to the Villa's forecourt, reclaimed hardwood floors, arched mahogany doors leading to the grand corridor, and a hand-painted coffered and cross-beamed ceiling.

Salon (24' x 23' x 12')

Offering a 15th century French stone fireplace mantel, a wet bar and French doors to the private west terrace, the salon also features an en-suite full bathroom and was originally designed to be a guest suite. There is a wet bar that includes a Sub-Zero icemaker and half size refrigerator. The bar area could become a walk-in closet should the salon be re-envisioned as a bedroom.

Salon Full Bathroom

West Wing Powder Room

Media Center

Includes Sonance, Adcom, Furman and Parasound

West Wing Hall (18' x 7'10" x 16'6")

The vaulted ceiling and limestone floor lead to the office and library as well as to the loggia through French doors. The west stairway to upper level is located in this hall.

Office (18' x 18' x 12')

Built-in bookcases, a hand-painted coffered ceiling and decorative paneling adorn this lovely room.

Library (19'8" x 16' x 16')

The "Terrarum Notarum" ("The Known World") ceiling fresco by Patrick Shields defines this spectacular space. Exquisitely detailed millwork that includes Corinthian pilasters and built-in bookcases accent clerestory windows and a cast stone mantel and gas fireplace. In addition, there are lit art niches, and two sets of French doors. One leads to a private south terrace while the other to the loggia and south courtyard.

EAST WING**Formal Dining Room (22' x 18' x 12')**

A 17th century fireplace mantel distinguishes the formal dining room while two sets of French doors leading to the Villa's forecourt, reclaimed hardwood floors, arched mahogany doors leading to the grand corridor, and a hand-painted coffered and cross-beamed ceiling complements the living room.

Informal Dining Room (19' x 17' x 12')

This welcoming, bright room with whitewashed plaster and exposed stone walls adjoins both the kitchen and family rooms as well as having two sets of French doors that lead to the loggia. The ceilings are timbered and feature a natural finish adding to the relaxed atmosphere of the area. A breakfast bar overlooks the kitchen.

Kitchen (26' x 10' x 11')

The gourmet kitchen with windows overlooking the east formal gardens and views of the south courtyard, features the following appliances and additional amenities:

- Two Sub-Zero stainless steel refrigerators
- Sub-Zero under-counter beverage chiller
- Two Asko dishwashers
- Viking six-burner gas range with griddle, two ovens and a stainless steel hood
- Thermador convection and warming ovens
- Thermador microwave
- Marble countertops totaling thirty-eight feet
- Custom mahogany cabinetry includes built-in wine storage, open shelving and cupboards
- Reclaimed wood floors
- Natural beamed ceiling

Family Room (22' x 17' x 12')

A stone fireplace divides the informal dining room and family room forming the focal point for this relaxed space. The natural beamed ceilings continue into this area providing visual continuity with the adjoining rooms. There are reclaimed hardwood floors. Two sets of French doors lead to the loggia while a third set provides access to the Garden Dining area.

Garden Dining Room (16' x 15' x 11')

A built-in Jenn-Aire grill and white marble topped island define this enchanting dining area. The garden dining room has French doors that lead to the east formal gardens as well as those that connect to the kitchen and family room.

East Wing Hall (18' x 9' x 12')

The hall leads to the garage as well as to the east stair that ascends to the upper level. Main level laundry facilities are located near the east stair that leads to the lower level.

East Wing Powder Room

Features include antique painted paneled wainscoting and a marble sink.

Garage (34' x 22' x 13'4")

Located in the east wing of the Villa, the secure, fully finished three-car garage is separately zoned for heating and air conditioning. In addition to the two bays, it offers a tile floor, Sub-Zero freezer and a sink for easy clean up.

Upper Level (Ceiling heights range from 8' to 12')**Formal Stairway**

Featuring vaulted ceilings and period sconces, the stairway ascends to the upper level from the reception gallery.

Grand Corridor (65' x 14'5" x 9'8")

Located on the south side of the upper level, the grand corridor provides access to the five bedrooms on this level and features a gourmet kitchenette. Created in 2012 and featuring the following Sub-Zero appliances: a half-size beverage chiller, an icemaker, a refrigerator and a freezer drawer, the kitchenette has custom mahogany cabinetry replicating that found in the kitchen. There is an Elkay sink with instant hot water, and a sitting area nearby. In addition, the elevator opens into this corridor.

The Master Suite**Sitting Room (19' x 17'4" x 9'5")**

Located in the east wing, the exquisite sitting room sets the tone for the luxurious suite. An elegant mantel with gas fireplace, delicate hand-painted coffered ceiling, chandelier and matching sconces add to the refined detailing and soft colors. Two arches lead to the master bedroom while individual doors access each of the two private dressing rooms and en-suite full bathrooms.

Dressing Room (10' x 11' x 9')

Features built-in custom mahogany cabinetry

Full en-suite master bathroom

Soaking tub

Dressing Room (16' x 10' x 8')

Features light-stained hardwood floors and built-in custom mahogany cabinetry

Full en-suite master bathroom

Shower

Master Bedroom (22'8" x 19' x 12')

The master bedroom offers every comfort to ensure privacy and luxury. There are clerestory windows and a stained glass demi-lune, built-in banquettes, a private east covered verandah and a west "sunset" terrace. Restful views of the formal gardens and natural landscape complete this private domain.

Bedroom Two (18' x 15' x 8')

This spacious bedroom has a glorious view of the Orchards and Dawn Redwood allee. It features a walk-in closet and a shared en-suite full bathroom.

Bedroom Three (18' x 13' x 8')

With a view of the Blue Ridge Mountains, this bedroom has two closets and shares the en-suite full bathroom with bedroom two.

Bedroom Four (20' x 15' x 8')

Presently used as a media room, this bedroom has a walk-in closet and a private en-suite full bathroom with shower.

Bedroom Five (15'8" x 13' x 8')

Presently used as a seasonal clothing closet, this bedroom features light-stained hardwood floors. Previously this area shared the adjoining full bathroom with bedroom four.

East Wing Hall and Stairway**Laundry Room (14' 5" x 10' x 8')**

The cheerful and spacious upper level laundry features a Maytag Atlantis washing machine and Speed Queen dryer. There is also a laundry sink and ample counters.

Abundant additional storage and access to attic

Lower Level**Wine Cellar (9'6" x 7'6" x 7'8")**

The cellar is climate controlled by a Whisperkool system and can accommodate several hundred bottles of wine.

Mechanical Room

The heating and air conditioning systems are zoned and include an Aprilaire humidifier system. There are two Weil McLain oil boilers with a hot water loop. Fuel oil is pumped into a day tank where it is stored until needed. There is a 2000-gallon oil tank below grade sited on the east side of the Villa. A 1000-gallon propane tank is also located in this area and serves the 35-kilowatt generator that features an electrical transformer. The property was designed to be self-sustaining. Water is provided from one of the two wells on the estate. There are water purification tanks in the mechanical room. Two 60-gallon propane hot water heaters serve the Villa's hot water needs. The mechanical room has a sump pump (two crocks). The Villa also has dual central vacuum systems.

Construction Details

The Villa was constructed in 2001 and has approximately 12,000 square feet of interior space. It is stucco over block and features both Ludowici tile with ice and water shield under sheathing and copper roofs. There are copper pole gutters and downspouts. The custom windows are mahogany and were stripped and refinished with linseed oil in 2012. New seals were also installed at that time. The flooring includes locally quarried limestone and antique reclaimed hardwood of random lengths and widths that was hand planed and originated in upstate New York. There are ceramic and quarry tile floors in the bathrooms and the garden dining room. There is recessed lighting throughout the Villa. Media systems are in place to provide sound throughout the Villa and on the terraces. Handrails on the stairways are brass and limestone. Fidelio also features state-of-the-art security systems, including front gate video surveillance. The motor court accommodates 20 vehicles on cement pavers.

Formal and Natural Gardens

Extensive formal gardens with specimen plantings and lighting surround the Villa, lead to the pool and spa, and accent the estate office and studio. Highlights include Flowering Cherry orchards, roses, majestic boxwoods and a Dawn Redwood allee. The fully manicured estate offers pathways lined with annuals and perennials, stacked-stone walls and numerous illuminated water features in the irrigated formal and naturalized settings. Paths and walkways meander through gardens and lead to each structure on the estate.

THE ESTATE OFFICE AND STUDIO (80' X 30')

Constructed in 2003, the estate office and studio was designed to complement the Villa. This two-story stucco over block structure with a fieldstone foundation, copper gutters and downspouts, and a Ludowici tile roof is picturesquely sited near the estate's stream on the east side of the property. Inside, the grand double staircase divides the main level with one reception room on each side. The upper level is similarly bisected with the office on the east and the art studio on the west with a northern exposure. Each level has 12' ceilings and features limestone imported from Italy and antique oak floors as well as recessed lighting and media equipment including Sonance, Integra, DirecTV HD, and Furman. There are two kitchenettes one per level. Each has a Sub-Zero half-size refrigerator and the main level has an icemaker. There is a half bathroom on each level. Lastly, abundant storage, a security system and a motor court that accommodates ten vehicles complete the estate office and studio.

Main Level

West Estate Office (30' x 28' x 12')

East Estate Office (28' x 19'6" x 12')

Upper Level

Art Studio (30' x 28' x 12')

East Estate Office (28' x 19'6" x 12')

Lower Level

Mechanical Details

Located beneath the central portion of the structure, the mechanicals include a 40-gallon electric hot water heater. Two high efficiency Trane heat pumps service the structure. The upstairs unit dates from 2010, while the downstairs unit was installed in 2003.

THE GUEST HOUSE, POOL, SPA AND TENNIS COURT

The Guest House

Located a short stroll from the Villa and below the sight line, the guest house is located near the pool and spa. The entry leads to the large, open and fully equipped kitchen (20'5" x 11'7" x 10'5") with a breakfast bar, a Sub-Zero refrigerator, an Asko dishwasher and a Jenn-Aire two burner electric range with griddle and downdraft. A travertine full bathroom with an oversized shower is located in a nearby hall. Step down into the living room (22' x 19' x 12'3") where lofty ceilings, recessed lighting, reclaimed oak floors, mahogany French doors as well as the beautiful mantel and fireplace bring to mind Fidelio's unifying design elements. The generous bedroom (16'9" x 12'2" x 12'3") features a vaulted ceiling and tranquil views of woods and meadows.

Construction and Mechanical Details

There is a gas (propane) Carrier WeatherMaker 9200 furnace (2003) with Aprilaire, and electric central air-conditioning. The 30-gallon State Select hot water heater is electric. The structure has a copper roof. A dedicated well serves the pool, guest house and spa areas, and a Water-Right sanitizer series is included in the system.

The Swimming Pool and Pergola

Two decorative niches flank the entryway to the swimming pool and pergola. The pool measures 40' x 16' and includes an auto-fill system to maintain the water level. It features interior opalescent mosaic tile and a black bottom. A Cypress pergola (49'4" x 11'5") is covered with lush purple wisteria and offers shade for lounging and dining. There is a Viking professional line grill recessed in a niche. The 12" square terrace tile is edged with flagstone.

The Spa (29' x 45'3" x 10'7")

Constructed in 2003, the spa is designed to compliment the architectural style of Fidelio. Three sets of French doors lead to an overlook with views of the tennis court and the Little River beyond. This generous space with panoramic views may serve as a fitness center or dance studio. Equipped with a dry sauna, steam room, full bathroom with shower and laundry facilities (Bosch Axxis stack unit), the spa also includes a half-size Sub-Zero refrigerator, closets for linens and supplies, and indoor and outdoor media for sound and video (Audio visual receiver and six CD player, PlasmaSync NEC TV, DirecTV, Monster Power, Integra sound system and DVD system).

Construction and Mechanical Details

The structure is stucco with a copper roof. There is a Carrier heat pump (2011) with Aprilaire, a central air conditioning system, and a 30-gallon State Select hot water heater.

Tennis Court (120' x 30')

Lighted for evening play and constructed in 2003, the Flex Court Tennis Court features an all-weather surface that drains quickly, and shock-absorbing suspended surfaces for high performance. The US Tennis Association regulation court is sited near the swimming pool and spa. A stone wall frames the viewing area from which to observe match play.

THE STONE COTTAGE AND STUDIO II

A flagstone walkway leads to the stone cottage. Sited on a knoll with views of the estate's stream and stone spring house, this self-contained and fully renovated three bedroom, two full bathroom (one with a deep ceramic tub) cottage features a full kitchen with breakfast bar and Spectra electric range, GE side-by-side refrigerator with icemaker, Sharp microwave, and GE Profile dishwasher. There is track and recessed lighting as well as laundry facilities (stack Maytag Neptune unit) and ample storage space. Reclaimed oak floors, evident throughout the estate, add warmth and beauty while media, including DirecTV and a Fujitsu television, and a security system provide entertainment and comfort.

Living Room (21' x 19'7" x 9')

Master Bedroom (21'8" x 13' x 9')

Bedroom Two (17'9" x 12'8" x 9')

Bedroom Three (13' x 13' x 9')

Kitchen (9'8" x 7'2" x 9')

STUDIO II (43' x 34' x 13'3")

Presently serving as an artist's studio and equipped with a security system, full bathroom and darkroom, this expansive space features over thirteen foot ceilings, abundant storage and is located beneath the stone cottage. Other possible uses for this handsome, well-sited amenity include an equestrian center or a multi-car garage for the collector. A paved drive leads to its entry where the motor court is finished in pavers and can accommodate multiple vehicles.

Construction and Mechanical Details

Copper pole downspouts and gutters accent a fieldstone exterior and Ludowici tile roof. The structure has two 50-gallon Bradford White electric hot water heaters, a gas (500-gallon propane tank) Carrier WeatherMaker 9200 high efficiency furnace (2003), and electric central air conditioning.

ADDITIONAL DEPENDENCIES

Equipment Storage Structure (52' x 30' x 10' interior to rafters)

Constructed of a prefabricated steel exterior and a corrugated steel roof, this structure also includes a half bathroom.

Spring House

Located at the pond, this fieldstone structure with Ludowici tile roof has a 750-gallon per minute pump. It contains the estate's irrigation system. There is a dry valve located nearby and a hydrant exists to serve pumper trucks in the case of fire on the estate. Both bridges at Fidelio have been reinforced to accommodate the potential weight of such vehicles, as has the ground leading to the valve.

Pump House

Built into a hillside for discretion but sited near the Villa for convenience, this structure houses the equipment for water systems. The well is located nearby and designed to appear as an old fashioned stone garden element. It serves the Villa, stone cottage and estate office. There are two expansion tanks. Construction is stucco over block with a Ludowici tile roof.

FEATURES

List Price: \$9,500,000

Tax ID: 6092-93-0014-000

County: Fauquier

Taxes 2017: \$39,683.00

Lot Size: 60.99 acres or 2,657,160 square feet

Year Built: Villa 2001. Most dependencies date from 2003

Telecom System

The estate features an elaborate communications system including over fifteen phone lines. Internet service is via HughesNet dish network. Television is via DirecTV.

Location

Two miles from Middleburg and less than six miles from the village of The Plains, Virginia, Fidelio is located in one of the most sought after areas of the Virginia Hunt Country. The property extends over 61 acres within the territory of the Orange County Hunt. The estate is approximately 40 miles from Washington, DC and 25 miles from Dulles International Airport.

Paul MacMahon

Broker

703-609-1905 Mobile

540-687-5588-Office

macmahonp@icloud.com

SHERIDAN-MACMAHON

REALTORS

110 E. Washington Street Middleburg, Virginia 20117

P.O. Box 1380 Middleburg, Virginia 20118

www.sheridanmacmahon.com