



2250 Buck Mountain Road, Free Union, Virginia 22940  
Total Acreage: 137+/-

[Map it](#)

## *Features, Finishes and Systems*

Architects: Jeff Bushman; Bushman Dreyfus Architects PLC  
Builder: Jeff Smith, SPN  
Landscape Architect: Ian Robertson, Ltd.

### *Stone*

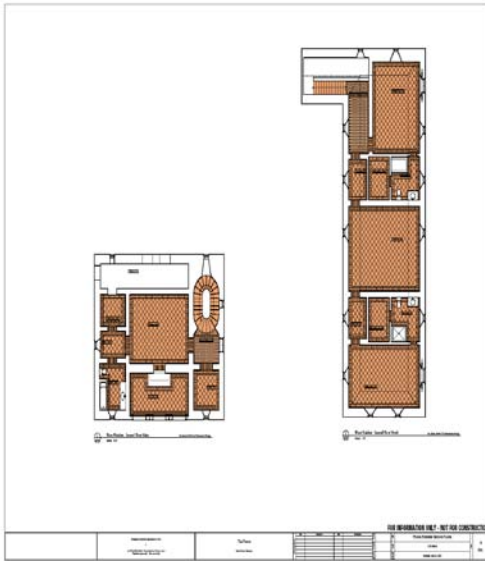
All interior and exterior door and window surrounds, mantels (on Rumsford fireplaces in the Salon), columns, arches, corbels, thresholds and eave bed molding, custom fabricated in gray Vicenza Stone (Pietre di Vicenza) by Laboratorio Morseletto, Vicenza, Italy  
<http://www.morseletto.it/en/portfolio/focolari/06.html>

### *Wall Finishes*

- Stucco Italiano, Vicenza, Italy (<http://www.stuccoitaliano.it/>) hand-toweled by Italian craftsmen.
- Exterior plaster: Sasso Dilavato (stone washed): This is an old style “antico” plaster made from hydrated lime with colored marble grains then hand toweled to achieve the desired effect.
- Interior plaster: Marmarino: (which means “little marble”) Classic Venetian plaster of hydrated lime with Carrara marble powder, oxide, and pigments.  
Intonachino: Classic Italian stucco of hydrated lime, marble grains, and pigmented water.  
Stucco Camoscio: Marble and quartz grains, hydrated lime, pigment, and cellulose fiber referred to as Velvet Marmarino because of its chamois or suede like hand.



Second Floor Guest (2<sup>nd</sup> Master)  
Guest Wing



Gym/Dance Studio  
Main basement/Wine Cellar/Storage



*Lighting*

- Vanguard integrated programmed lighting system including “scenes” throughout.
- Imported custom Venetian chandeliers and sconces.
- Electric chandelier lifts.
- Antique Italian iron lanterns/chandeliers and Florentine wood chandeliers/sconces.

### *Hardware*

- Oiled bronze hardware throughout.
- Custom forged iron fireplace screens; Iron stairway balustrades (elliptical and circular stairway).
- Stone & iron front gate at road entrance w/security system.
- Antique Tuscan 10' iron garden gates and passageway iron gate.

### *600 Amp Electrical*

- Integrated Panasonic phone/security/intercom/front gate system.
- Stereo surround sound in most rooms.
- Wireless DSL., data ports in most rooms.
- TV satellite system in most rooms.
- Invisible 2-acre dog fencing surrounding house.

### *Heating, A/C, Water*

- Radiant floor heating throughout, laptop operated.
- Commercial HV/AC system, laptop operated.
- Two wells with filtration and water softening systems, providing appx. 16 gallons per minute.

### *Exterior Buildings*

- Limonaia- Traditional Italian building to over-winter citrus.
- 2 pool pavilions, 1 w/radiant heat and plumbing.
- Graded pool & tennis court site.
- New equipment building/shop with attached pole barn w/plumbing, original beamed ceilings, lunchroom and office.

### *Landscape*

- Boxwood and rose parterre gardens, Meyer lemon garden.
- Oval fountain.
- Handmade Roman brick terraces installed by Italian craftsmen.
- Asphalt paved 1/2-mile drive w/herringbone cobblestone and curbing at street entrance.
- 1/4-mile road frontage flanked with 170+ Espalier apple trees on 4-board fence.
- Full sprinkler and drip irrigation system.
- 360-degree views of Blue Ridge Mts/Southwest Mts.
- Timber: Walnut, Chestnut, Oak, Hickory, Locust, Pine, Dogwood, and Redbud.
- 1/2 +/- acre spring fed pond.

# *Individual Room Design References and Elements*

Dimensions are rounded

*Main Salon:* 28' x 38' // ceiling: coved to 18'

- Stucco Camoscio, In ochre.
- Custom carved Vicenza stone, opposing fireplaces (Rumsford), door surrounds and corbels.
- Coved ceiling, door surrounds and fireplaces inspired by Villa La Suvera, Dimora Storica.
- Crest above on south mantle, Scatena family; crest on north mantle; La Suvera crest.
- Floor tile: Design inspired by Villa Doria, Pamphili, Rome.
- Imported custom Venetian Chandelier, gold infused.
- 4 large closets with shelving for wood storage, sound system controls, and chandelier lifts.

*Dining Room:* 28' x 20' // ceiling: 16'

- Marmorino in Rossa Pompeii.
- Custom carved Vicenza stone Rumsford fireplace (Inspired by Villa La Suvera).
- Venetian Chandelier: "Rezzanico" Venetian hand blown clear glass with 6 sconces to match.

*Entry:* 16' x 21' // ceiling: 15'

- Stucco Camoscio, in ochre.
- Antique Tuscan, iron lantern.

*Vestibule:* 8' x 8' // ceiling: 10'

- Intonachino Fine in yellow.
- Faux painted burl wood coat closet doors.

*Hallway:* 16' x 21' // ceiling: 12'

- Intonachino Fine in yellow.
- Antique Tuscan iron/wood chandelier.
- 2 statuary niches with marble base and antique Assisi brackets.

*Powder Room:* 9' x 4' // ceiling: 10'

- Marmorino in Bordeaux applied to obtain a slab marble appearance.
- Antique Italian iron lantern.

*Bar-Billiards: 27' x 19' // ceiling: 16'*

- Marmarino in grey.
- Custom carved Vicenza stone Rumsford fireplace (Inspired by Villa La Suvera).
- Marble bar with mahogany cabinetry.
- U-Line appliances under bar (refrigerator, icemaker, wine storage) and drawers.
- Antique Florentine billiard iron and glass fixture.

*Library-Office: 7' x 20' // ceiling: 16'*

*Library Storage Room: 9' x 8'*

- Marmarino in ochre.
- Casework in Mahogany w/up and recessed lighting.
- Antique English iron lantern.

*Kitchen and Family Dining: 31' x 20' // ceiling: 16'*

- Walls: Intonachino Fine in yellow.
- Satellite TV, Data, phone system, intercom.
- Subzero side by side.
- Subzero wine storage.
- Miele dishwasher.
- Miele coffeemaker.
- 2 Viking 36" convection ovens.
- Viking compactor.
- Thermador commercial gas6 burner cook top.
- Thermador 30" gas grill.
- Custom vent for 10' cook top area.
- 2 garbage disposals.
- 4 custom stained glass windows of amber roundels by Vee Osvald.
- Jerusalem limestone slab countertops.
- 16 Sieneese tiles as cook top backsplash.
- Carrara marble pastry inset.
- Italian ceramic tile counter top and island.
- Antique carved bronze handles from Arezzo.
- Waterworks fixtures.
- Pot filler.
- 8' custom cement sink with commercial spray faucet.
- Custom Vicenza stone, raised hearth, wood-burning fireplace.

*TV Nook Off Kitchen: 10' x 11' // ceiling: 12'*

- Walls: Intonachino Fine in yellow.
- Satellite TV, Data, phone system, intercom.
- Antique wood/iron Tuscan chandelier.

*Wine Cellar:* 16' x 16' // ceiling: coved to 8'

- Intonachino Grosso in cream toweled very rough to suggest a wine cave.
- Storage racks framed by 16" reclaimed fir beams. 1000+ bottles storage capacity.
- Antique Venetian Iron lantern.

*Gallery:* 8' x 40' // ceiling: 9'

- Walls: Intonachino in yellow.
- An Italian Baroque 17<sup>th</sup> century painted and gilded wooden door surround with the cresting, centered by a winged putto mask beneath dentilled scrolls, with winged putti on the sides.
- 4 Venetian gold infused sconces.
- 4 sets of French doors.

*Master Bedroom:* 22' x 21' // ceiling: coved to 18'

- Marmarino in Cotto Giallo (pale yellow).
- Satellite TV, Data, phone system, intercom, and security control panel.
- Master on/off Vanguard light control.
- Antique French chandelier in wood.
- Custom carved Vicenza stone fireplace (inspired by Villa Antinori).

*Her Bath:* 12' x 20' // ceiling: 14'

*Her Dressing:* 12' x 20' // ceiling: 14'

- Marmarino in Rosa Antico (blush).
- Venetian milk glass sconces.
- Florentine gilded wood chandelier.
- Enclosed steam shower with waterworks 12' rainfall showerhead and handheld.
- Waterworks whirlpool bath, bidet, commode.
- Waterworks fixtures in polished nickel.
- 2 Italian iron/glass chandelier, up lighting above cabinetry.

*His Bath:* 10' x 9' // ceiling: 14'

*His Dressing:* 12' x 8' and 7' x 7' // ceiling: 14'

- Marmarino in Verde (sea foam green).
- Antique iron lanterns from Arezzo.
- Perrin & Rowe fixtures.
- Urinal and commode.
- Marble shower with Waterworks 12" rainfall showerhead and handheld.
- Walnut vanity by Biacchini & Capponi.

*Guest Room (second master suite): 24' x 20' // ceiling: 12'*  
*Study: 10' x 12' // ceiling: 12'*

- Marmorino in blue/grey, unpolished.
- Satellite TV, Data, phone system, intercom.
- Separate office or sitting room.
- Extra large custom shower with 10" showerhead.
- Urinal and toilet.
- Perrin and Rowe fixtures.
- Pedestal sink, flanking walnut cabinets by Biacchini & Capponi.

*Guest Wing Bedroom 1: 20' x 16' // ceiling: 10'*

*Bedroom 2: 13' x 24' // ceiling: 10"*

*Shared Living Room: 18' x 23' // ceiling: 10"*

- Bedrooms each with own bath, walk-in closets and adjoining vestibules.
- Satellite TV, Data, phone system, fax, and intercom.
- Vanities by Biacchini & Capponi.
- 10" rainfall showerheads.

*Gym: 20' x 22' // ceiling: 10'*

*Dance Studio: 32' x 21' // ceiling: 10'*

*Suntan Room: 15' x 13' // ceiling: 10'*

- Hoist Commercial gym equipment.
- Sprung Beachwood ballet dance floor.
- Ultrabronz Supernova tanning bed.
- Satellite TV, Data, phone system, intercom.
- Custom cedar sauna.
- Bathroom: Vanity by Biacchini & Capponi.
- 3 sets of French doors leading to cotto tiled loggia to vineyard.

*Laundry: 14' x 16' // ceiling: 10'*

- Built in cabinetry w/tile counter tops. Laundry sink.
- Washer, dryer, and commercial press hook ups.

### *Equipment and Storage Rooms*

- Main basement equipment room- A/C, heating, DSL, phone system, water filtration, water heaters, lighting board, and electrical panels.
- Storage room. Locked storage/gun room.
- Gym level equipment room- A/C, heating, lighting board, electrical panels, steam control, water heater.
- Second master equipment room. A/C, lighting board, electrical panels, chandelier lift.

- Laundry equipment room- A/C, lighting board, electrical panels.
- Exterior equipment building: 3 A /C units, master electrical, diesel generator panel, irrigation controls, and invisible dog fence controls.

*Pool:* 18' x 30' double Roman shape, in gunite.

- Gold Line salt/chlorine filtration system.
- Aqua-Comfort heat pump.
- Polaris pool sweep.
- Seasonal pool cover.
- Badu SwimJet "swim in place" system.
- Roman brick patio

*Vineyard:*

14 acres+/- with 9,000 +/- Vines

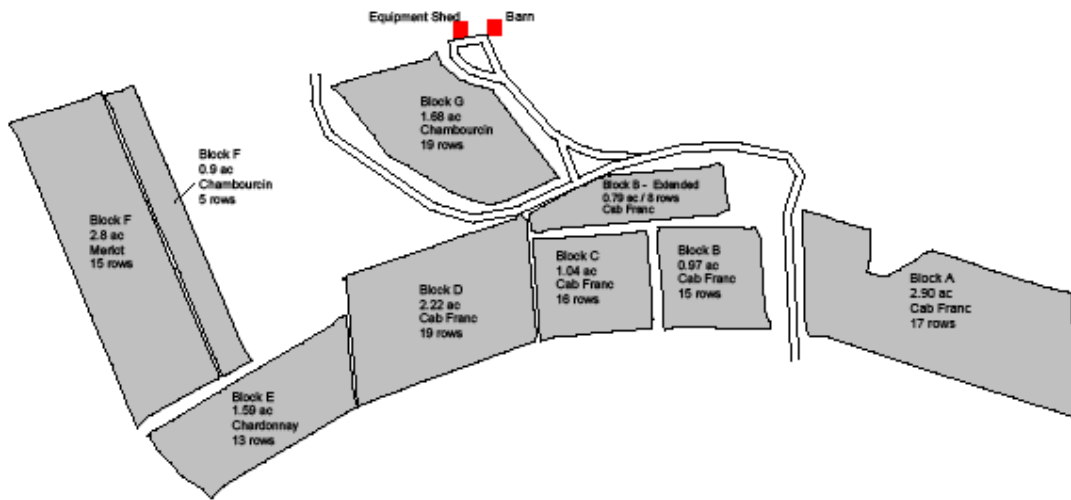
- Cabernet Franc
- Merlot
- Chardonnay
- Chambourcin

CabFranc, Merlot, and Chardonnay planted in 1999 and 2000; and Chambourcin in 2001. Minor re-plantings occur annually to replace weak or diseased vines. The vineyard produces a maximum of 40+/- tons of grapes at an average sale price of \$1,200 +/- per ton. Expenses associated with the annual production are approximately \$35,000. Each of these numbers can vary widely from season to season and an annual loss ranging from small to total can and has occurred.

Double Click Vineyard GPS Map Below To Open in Adobe Reader



# Tra Vigne Vineyard



TELLUS CONSULTING  
Charles L. Thornton  
General Delivery  
Radiant, VA 22732  
540-672-5292  
10/07

