

# 1500 WEST AVENUE, RICHMOND, VA 23220

~IN THE HEART OF THE HISTORIC FAN DISTRICT~

*Note: All Room Dimensions Are Approximate*

**FIRST LEVEL:** 10'9" CEILINGS THROUGHOUT

**ENTRANCE HALLWAY:** PINE FLOORING. CROWN MOULDINGS. CHAIR RAIL. STAIRCASE WITH WOOL RUNNER. POWDER ROOM.

**LIVING ROOM:** 19'8" x 17'9" PINE FLOORING. CROWN MOULDINGS. CHAIR RAIL. GAS FIREPLACE. DECORATIVE MANTLE WITH ROMAN TILE SURROUND + HEARTH. WINDOW SEAT. PLANTATION SHUTTERS. RECESSED LIGHTING. CHANDELIER.

**FAMILY ROOM:** 17'8" x 17'7" PINE FLOORING. GAS FIREPLACE WITH SLATE SURROUND + MANTLE. CUSTOM CABINETRY WITH GENEROUS SHELVING. PLANTATION SHUTTERS. RECESSED LIGHTING. CHANDELIER. DOOR OPENS TO SIDE PORCH.

**DINING ROOM:** 22'8" x 16' GORGEOUS! PINE FLOORING. CROWN MOULDINGS. CHAIR RAIL WITH paneled WAINSCOTING BELOW. GAS FIREPLACE WITH TILED SURROUND. DECORATIVE MANTLE WITH FRAME MOULDING ABOVE.

**KITCHEN:** 22'8" x 16' HEATED CERAMIC TILE FLOORING. CROWN MOULDINGS. CHAIR RAIL WITH WAINSCOTING BELOW. CUSTOM CABINETRY WITH GRANITE COUNTERTOPS. UNDER CABINET LIGHTING. CERAMIC TILE BACKSPLASH. ISLAND WITH DOUBLE STAINLESS SINK + EAT-IN BAR AREA. WOLF DUAL FUEL STOVE WITH STAINLESS HOOD. SUB-ZERO CABINET REFRIGERATOR. ASKO CABINET DISHWASHER. GE PROFILE MICROWAVE. CUSTOM DESK WITH CABINETRY ABOVE. TURNED STAIRCASE TO MASTER BEDROOM. RECESSED LIGHTING. CHANDELIER. FRENCH DOOR OPENS TO REAR YARD.

**CASUAL DINING AREA:** 12'1" x 8'8" HEATED CERAMIC FLOORING. CROWN MOULDINGS. BAY WINDOW. RECESSED LIGHTING. CEILING FAN. MOUNTED TV CAN CONVEY.

**POWDER ROOM:** MARBLE TILE FLOORING. CORNER SINK. SCONCE. DESIGNER WALLPAPER.

**SECOND LEVEL:**

**HALLWAY:** PINE FLOORING. CROWN MOULDINGS. **LAUNDRY CLOSET** WITH CERAMIC TILE FLOORING. SHELVING.

**MASTER BEDROOM:** 22'7" x 12'8" WALL-TO-WALL WOOL CARPETING. CROWN MOULDINGS. RECESSED LIGHTING. CEILING FAN. TURNED STAIRCASE TO KITCHEN.

**SITTING/OFFICE AREA:** 22'7" x 6' WALL-TO-WALL WOOL CARPETING. GAS FIREPLACE WITH GRANITE SURROUND + TV CABINET ABOVE. TWO BAY WINDOWS WITH WINDOW SEATS.

**MASTER BATH + CLOSETS:** MARBLE TILE FLOORING. VANITY WITH MARBLE TOP. JETTED TUB WITH HANDHELD SHOWER HEAD. CERAMIC TILE SHOWER WITH SEAT. TWO CLOSETS. RECESSED LIGHTING.

**BEDROOM #2:** 17'8" x 17'7" PINE FLOORING. CROWN MOULDINGS. FIREPLACE WITH DECORATIVE SET GRATE + ROMAN TILE SURROUND. CLOSET. CHANDELIER.

**ENSUITE BATH:** TILE FLOORING. CROWN MOULDINGS. CHAIR RAIL WITH WAINSCOTING BELOW. CLAWFOOT TUB WITH HANDHELD SHOWER HEAD. VANITY WITH QUARTZ COUNTERTOP. CABINETRY + LAUNDRY HAMPER. CUSTOM SHELVING. TWO CEILING FIXTURES.

**BEDROOM #3:** 17'8" x 16'9" PINE FLOORING. CROWN MOULDINGS. FIREPLACE WITH DECORATIVE SET GRATE + MANTLE. CLOSET. BAY WINDOW WITH PLANTATION SHUTTERS. CHANDELIER. .

**ENSUITE BATH:** CERAMIC TILE FLOORING. CERAMIC TUB/SHOWER. SUBWAY TILE BACKSPLASH. TWO STORAGE CABINETS. CEILING FIXTURE.

## **BASEMENT:**

**STORAGE AREA:** 22'9" x 16' WITH GOOD CEILING HEIGHT. COULD BE FINISHED INTO A EXERCISE/REC ROOM.

**WORKSHOP AREA:** 22'9" x 16' CURRENTLY USED AS A WORKSHOP + STUDIO. ADDITIONAL GOOD STORAGE.

## **EXTERIOR:**

BRICK CONSTRUCTION + SLATE ROOF  
CORNER LOT ON MOST DESIRED BLOCK OF WEST AVENUE  
WRAP-AROUND PORCH WITH SEATING  
FULLY FENCED REAR YARD WITH BRICK TERRACE, KOI POND + SHED

## **SPECIAL FEATURES:**

RICH ARCHITECTURAL DETAILS INCLUDING paneled wainscoting  
SIX FIREPLACES - LIVING ROOM, DINING ROOM, MASTER BEDROOM ARE WORKING  
GAS FIREPLACES  
MASTER SUITE WITH SITTING AREA/OFFICE  
ATTRACTIVELY PAINTED + DECORATED INTERIOR  
PULL DOWN ATTIC  
SECURITY SYSTEM

## **PERTINENT NEIGHBORHOOD INFORMATION:**

LOCATED ON THE MOST CHERISHED STREET IN THE FAN  
WALK TO VCU CAMPUS + NEIGHBORHOOD RESTAURANTS  
EASILY ACCESSIBLE TO CARYTOWN + INTERSTATE SYSTEM  
MINUTES FROM JACKSON WARD, SCOTT'S ADDITION + DOWNTOWN RVA

## **PUBLIC SCHOOLS:**

MUNFORD ELEMENTARY SCHOOL  
ALBERT HILL MIDDLE SCHOOL  
THOMAS JEFFERSON HIGH SCHOOL

## TABLE OF FACTS:

**OWNER:** WALTER THOMAS CONNER & HEATHER C. HARKER

**DATE OF CONSTRUCTION:** 1906 AND ON HISTORIC REGISTER

**SQUARE FOOTAGE:** 3847 + 813 UNFINISHED IN BASEMENT / PER APPRAISER

**CONSTRUCTION:** BRICK

**ROOFING:** SLATE

**HEATING:** RADIATOR + HEAT PUMP

**HEAT SOURCE:** GAS + ELECTRIC

**COOLING:** CENTRAL AIR

**WATER/SEWER:** PUBLIC WATER AND SEWER

**2016 TAXES:** \$9648.

**OFFERED FOR \$890,000.**

### NOTE TO REALTORS:

*Although no known defects, fireplace chimneys & flues convey "as is".  
Mounted TV in Family Room + Dining Room chandelier shall not convey.  
Sellers prefer a 60 day closing.*

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