

366 ALBEMARLE AVENUE
RICHMOND, VA 23226

NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE:

FIRST LEVEL: 10' ceilings. Hickory flooring.

ENTRANCE HALLWAY: 12'1" x 6'7" Dramatic two-story entrance with chandelier. Multi-member crown mouldings. Chair rail with picture mouldings below. 8-ft French doors to office/bedroom #4. Staircase to second level. Coat closet. Arched opening leads to family room. Access to formal dining room.

STUDY OR BEDROOM #4: 14' x 11'8" Multi-member crown mouldings. French doors leading to Charleston covered porch. Pocket door to closet with shelving. Overhead light fixture.

DINING ROOM: 19'5" x 14' Multi-member crown mouldings. Chair rail with picture mouldings below. Chandelier with ceiling medallion. Open through archway directly to kitchen.

KITCHEN: 18'2" x 18'1" Leathered marble countertops. Leathered marble-topped island with bar seating and storage. Wolf 5-burner gas cooktop with downdraft. GE double convection wall ovens. Kenmore Elite dishwasher. Kenmore Elite French-style refrigerator/freezer with ice and water dispenser. Vinotemp wine cooler. Farm sink with Insinkerator disposal. Walk-in pantry. Wet bar sink. Recessed lighting. Pendant lighting over island. Opens through archway to family room.

FAMILY ROOM: 22'2" x 16'2" Multi-member crown mouldings. Masonry fireplace with brick hearth and surround. Entertainment cabinet above fireplace. French doors to elevated deck spanning the rear of the house and the rear fenced garden. Recessed lighting. *(Please note: Television shall not be conveyed).*

FULL BATHROOM: Ceramic flooring. Granite-topped vanity with cabinetry below. Tub/shower with ceramic surround. Sconces.

UPPER LEVEL: 9' ceilings.

UPPER HALLWAY: Laundry closet. Whirlpool Duet front load washer and dryer which shall be conveyed with property. Linen closet.

MASTER BEDROOM: 19'7" x 16'1" Wool carpeting. Masonry fireplace with ceramic hearth and glass-tile surround. Entertainment cabinet about fireplace *(Please note: Television shall not be conveyed).* Large walk-in closet. Doors leading to covered porch.

MASTER BATH: Porcelain flooring. Oversized glass steam shower with dual shower heads, marble flooring, and porcelain surround. Frameless glass shower door. Elegant soaking tub with hand-held shower. Limestone-topped double vanities with drawers and cabinetry below. Exterior door to covered double porch. Recessed lighting. Chandelier. Sconces.

BEDROOM #2: 14' x 12'2" Carpeting. Double closet. Ceiling fan.

FULL HALL BATHROOM: Porcelain flooring. Shower with porcelain surround. Marble-topped vanity with vessel sinks and cabinetry below. Sconces.

BEDROOM #3: 14'1" x 12' Carpeting. Double closet. Ceiling fan.

EXTERIOR:

Easy to maintain hardiplank siding
Fenced rear yard
Irrigation system
Charleston-style double porches with ceiling fans
Garden shed

SPECIAL FEATURES:

Security system
10' ceiling on first level and 9' ceiling on second level
8' French doors
Newer custom construction: Completed in 2014!
All systems new at completion

PERTINENT NEIGHBORHOOD INFORMATION:

Within walking distance of the Shops at Libbie and Grove, St. Catherine's, St. Christopher's, and St. Bridget's Schools
Located near post office, library, the Country Club of Virginia, and the University of Richmond
Within minutes of all major interstates
Convenient highway access to Stony Point and Short Pump malls
Convenient to the downtown areas, Carytown, cultural and educational centers, and the Virginia Museum

SCHOOLS:

PRIVATE AND PAROCHIAL:

St. Catherine's (Pre-K through 12)
St. Christopher's (Pre-K through 12)
St. Stephen's Pre-School
First Presbyterian Pre-School
Collegiate (Pre-K through 12)
Trinity Episcopal (8-12)
St. Michael's School (K-7)
St. Bridget's (K-8)
St. Gertrude's High School
Benedictine High School
The Steward School (K-12)

PUBLIC:

Mary Munford Elementary School
Albert Hill Middle School
Thomas Jefferson High School

*SCHOOL DISTRICTS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PLEASE
VERIFY WITH THE DEPARTMENT OF EDUCATION.*

TABLE OF FACTS:

OWNERS: Robert B. and Jaclyn N. Forrester

ADDRESS: 366 Albemarle Avenue, Richmond, VA 23226

LEGAL DESCRIPTION: Stonewall Court L33 BD

DATE OF CONSTRUCTION: Custom built in 2014014

SQUARE FOOTAGE: 2,928 sq. ft. per appraiser measurements

LOT SIZE: .32 acres

ROOFING: Composition

HEATING: Electric 2-zone heat pump

COOLING: 2-zone heat pump

WATER SUPPLY: Public

SEWAGE DISPOSAL: Public

TAXES: \$7,716

INTERNET SERVICE: Verizon FIOS

AVAILABILITY: Sellers prefer a 45-60 day closing.

NOTE TO REALTORS:

Please include attached Addendum A with any purchase offer.

**LYNN BUGG PRITCHARD AND BETSY DOTTERER
JOYNER FINE PROPERTIES**

LYNN: 804-241-3053 / BETSY: 804-839-5907

LYNN@LYNNPRITCHARD.COM / BETSY.DOTTERER@JOYNERFP.COM

FOR PHOTOS, GO TO WWW.LYNNPRITCHARD.COM

OR WWW.BETSYDOTTERER.COM

PRICE: \$799,950

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT A PROSPECTIVE PURCHASER SHOULD NOT RELY ON ITS ACCURACY IN MAKING A PURCHASE DECISION. NO WARRANTY IS INTENDED, EXPRESSED OR IMPLIED. PERSONS INTERESTED IN THIS PROPERTY SHOULD CONSULT THEIR OWN AUTHORITIES BEFORE MAKING A PURCHASE DECISION. ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ANY PROSPECTIVE PURCHASER. SCHOOL INFORMATION IS AS PROVIDED BY LOCAL MUNICIPAL AUTHORITIES, IS SUBJECT TO CHANGE, AND SHOULD BE CONFIRMED BY ANY PROSPECTIVE PURCHASER.

ADDENDUM A

This Addendum to the Purchase Agreement, which is attached to and made a part of the Purchase Agreement (the Agreement) dated _____, 20 _____, between Robert B. and Jaclyn N. Forrester (Sellers) and _____ (Purchaser) for the sale of that certain real property and all improvements thereon located in Richmond, Virginia, and described in the Purchase Agreement as 366 Albemarle Avenue provides as follows:

- A. If purchase offer is contingent upon financing, within 48 hours after loan application, Purchaser agrees to have his Lender supply to Seller or Seller's Agent, a letter stating that:
1. Loan application has been made and all necessary paperwork required by the Lender has been completed by Purchaser,
 2. Funds for credit report and appraisal have been paid to lending institution by Purchaser, credit report and all required verifications have been received and deemed acceptable by lending institution, and
 3. Lender sees no reason why loan should not be granted to Purchaser, subject to credit report and appraisal.

If information referenced above is not received, or is not acceptable to Seller, then, upon written notification to Purchaser by Seller, Seller may void this Agreement within 2 days of receipt of such information or within 2 days following the expiration of the date by which the information was to have been provided to Seller at no penalty to either Party.

If Purchaser is unable to obtain financing from initial lender, Purchaser agrees to make a good faith and diligent effort to secure financing elsewhere.

- B. Any items of personal property which may be included in the Agreement shall be conveyed in "as is" condition. Mounted televisions shall not be conveyed. Should any radon test result come in below the 4pC/L level at which federal guidelines recommend remediation, no remediation shall be required of Seller. Any required appraisal shall be completed and results provided to Seller within 30 days of Agreement ratification or no fewer than 14 days prior to settlement date on Agreement, whichever is sooner. Purchaser agrees to wire any down payment funds to closing agent prior to settlement. With the exception of any wood-destroying insect inspection included in the Agreement, Seller shall not be required by Purchaser to do any inspections of Property; inspections shall be the exclusive purview of the Purchaser, and Purchaser shall be expected to complete all such inspections within any allotted inspection period in the Agreement.
- C. Seller and/or Seller's agents do not warrant the square footage of Property or any structure on Property. If square footage/size is a material consideration, it is Purchaser's responsibility to measure Property. Neither Seller nor Seller's agents warrant any property information included in the property information brochure. If any such information is a material consideration to Purchaser, it is Purchaser's responsibility to confirm such data.
- D. These clauses shall control if in conflict with another clause(s) in Agreement:
- a) Should wood infestation inspection referenced in Agreement reveal damage from termites or other wood destroying insects or organisms, Seller shall be required to repair such damage only if it is determined by a licensed building contractor to adversely affect the structural integrity of the building.
 - b) With regard to any inspection contingency (not to include wood destroying insect/termite clauses), Seller shall specifically have the right to repair defects or credit the cost to cure such defects to Purchaser at settlement. Only if Seller declines to correct or credit the cost of such defects shall either Party shall gain the right to terminate under the remaining terms of the contingency. The term "defects" as used in Agreement shall mean (i) a condition which impairs the normal stability, safety or use of any improvements (buildings) on the Property, or (ii) damage to any part of the improvements, but shall exclude any cosmetic flaws, antiquated systems or grandfathered components that are in working order but would not comply with current building code if constructed or installed today.
 - c) All Parties agree that any clause regarding a mediation requirement shall be deleted from Agreement.

Witness the following signatures and seals on _____:

_____ Purchaser	(SEAL)	_____ Seller	(SEAL)
--------------------	--------	-----------------	--------

_____ Purchaser	(SEAL)	_____ Seller	(SEAL)
--------------------	--------	-----------------	--------