

210 BERKSHIRE ROAD, RICHMOND, VA 23221

NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE

FIRST LEVEL:

ENTRYWAY: 11'6" x 7' TWO-STORY ENTRANCE WITH WALK-WAY AND BOOK SHELVING ABOVE. HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL. FRAMED WOODEN FRONT DOOR WITH STAINED GLASS PANELS. TURNED STAIRCASE TO SECOND LEVEL. COAT CLOSET. CHANDELIER. SKYLIGHTS. ACCESS TO LOWER LEVEL. ACCESS TO FORMAL LIVING ROOM AND FORMAL DINING ROOM.

LIVING ROOM: 25'1" x 14'3" HARDWOOD FLOORING. DRAMATIC 2-STORY WITH DOUBLE BAY WINDOWS ON THE FRONT. CLOSET WITH SHELVING. ACCESS TO SUNROOM AND FAMILY ROOM.

DINING ROOM: 17'8" x 14'4" HARWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL. BAY WINDOW. TWO BUILT-IN CORNER CABINETS WITH GLASS FRONTS. CHANDELIER.

KITCHEN: 14'8" x 14'5" HARDWOOD FLOORING. GRANITE COUNTERTOPS WITH DECORATIVE CERAMIC BACKSPLASH. ADORA 5-BURNER GAS RANGE/OVEN. BOSCH DISHWASHER. WHIRLPOOL SIDE-BY-SIDE REFRIGERATOR/FREEZER WITH ICE AND WATER DISPENSER. GE BUILT-IN MICROWAVE. 2-STAINLESS CORNER SINKS WITH INSINKERATOR DISPOSAL. WALK-IN PANTRY PLUS ADDITIONAL PANTRY. LAUNDRY CLOSET WITH GIBSON STACK WASHER/DRYER. RECESSED LIGHTING. CHANDELIER. OPENS TO FAMILY ROOM.

FAMILY ROOM: 18'6" x 13'3" NEW CARPETING. CHAIR RAIL WITH WAINSCOTING BELOW. MASONRY FIREPLACE WITH BRICK HEARTH. ARCHED ENTRY TO SUNROOM. DECORATIVE SHELVING OPENING INTO SUNROOM. TWO FRENCH DOORS OPEN TO SOLARIUM.

SUNROOM: 25'2" x 12'3" CERAMIC TILE FLOORING. MITSUBISHI SPLIT SYSTEM. THREE SIDES OF WINDOWS OVERLOOKING YARD AND GARDENS. EXTERIOR DOOR TO REAR TERRACE.

SOLARIUM: TILE FLOORING. VAULTED CEILING. SLIDING GLASS DOOR OPENS TO SUNROOM.

POWDER ROOM: CERAMIC FLOORING. PEDESTAL SINK.

MASTER BEDROOM: 17' x 14' CARPETING. VAULTED CEILING. BAY WINDOW. GLASS DOOR OPENS TO REAR TERRACE.

SITTING ROOM/ OFFICE: 13'9" x 12' HARDWOOD FLOORING. DOUBLE CLOSET WITH SHELVING. ACCESS TO FULL BATH. RECESS LIGHTING. PENDANT LIGHT FIXTURE. OPENS TO MASTER BEDROOM.

MASTER BATH: CERAMIC FLOORING. SHOWER WITH CERAMIC SURROUND. VANITY WITH CABINETRY BELOW.

SECOND LEVEL:

HALLWAY: CARPETING. 2-LINEN CLOSETS.

MASTER BEDROOM #2: 17'4" x 13'5" HARDWOOD FLOORING. FIREPLACE WITH RAISED BRICK HEARTH. WALK-IN CLOSET WITH SHELVING. RECESSED LIGHTING. PULL-DOWN ATTIC ACCESS.

MASTER BATH #2: CERAMIC FLOORING. JETTED TUB/SHOWER. VANITY WITH STORAGE. BUILT-IN MEDICINE CABINET.

BEDROOM #3: 16'4" x 14'3" HARDWOOD FLOORING. ACCESS TO WALKWAY OVERLOOKING ENTRYWAY WITH BUILT-IN SHELVING. CLOSET. BAY WINDOW. RECESSED LIGHTING.

BEDROOM #4: 14'6" x 12'6" HARDWOOD FLOORING. CLOSET. ACCESS TO WALK-IN STORAGE.

HALL BATH: TUB/SHOWER WITH CERAMIC BACKSPLASH. VANITY WITH STORAGE BELOW. BUILT-IN MEDICINE CABINET.

OFFICE/READING AREA: 15' x 8'7" CARPETING. CUSTOM SHELVING. OVERLOOKS LIVING ROOM.

LOWER LEVEL:

RECREATION ROOM: 26'1" x 19'3" CARPETING. STORAGE CLOSET. UTILITY ROOM.

EXTERIOR:

PAVED DRIVEWAY WITH SIDE AND REAR PARKING
2-CAR ATTACHED GARAGE WITH AUTO DOOR, ATTIC ACCESS AND LAUNDRY SINK
PARK-LIKE REAR YARD WITH MATURE LANDSCAPING + PRIVACY FENCING
BRICK WALKWAYS AND TERRACE LEAD TO KOI POND + FOUNTAIN
IRRIGATION IN REAR YARD ONLY

SPECIAL FEATURES:

FIRST FLOOR MASTER SUITE WITH SITTING ROOM
SECURITY SYSTEM
GENERAC HOUSE GENERATOR

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED IN RICHMOND'S CHERISHED WINDSOR FARMS
WITHIN MINUTES OF THE EXPRESSWAY AND DOWNTOWN
CONVENIENT TO CARYTOWN, THE SHOPS AT LIBBIE AND GROVE AND THE VIRGINIA
MUSEUM
LOCATED NEAR ST. CATHERINE'S, ST. CHRISTOPHER'S AND ST. BRIDGET'S SCHOOLS
AND WITHIN EASY ACCESS OF COLLEGIATE SCHOOL

PUBLIC SCHOOLS:

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: THE ROBERT H. KLINE TRUST

LEGAL DESCRIPTION: WINDSOR FARMS L6 B45

DATE of CONSTRUCTION: 1984

SQUARE FOOTAGE: 4,511 (WITH 3909 SQ. FT. ABOVE GRADE) SQUARE FEET PER APPRAISER.

ROOFING: MAN-MADE SLATE. RECENTLY INSPECTED.

HEATING: 3-ZONE GAS FORCED AIR (1-ZONE FOR 1ST FLOOR BEDROOM AND OFFICE, 1-ZONE FOR REMAINDER OF 1ST FLOOR AND 1-ZONE FOR 2ND FLOOR). SUNROOM HEATED AND COOLED BY MITSUBISHI SPLIT SYSTEM.

HEAT SOURCE: NATURAL GAS

COOLING: 3-ZONE CENTRAL AIR

WATER/SEWER: PUBLIC

TAXES: \$9,696

NOTE TO REALTORS:

ALTHOUGH NO KNOW DEFECTS, FIREPLACE CHIMNEYS & FLUES CONVEY "AS-IS".

BETSY DOTTERER

JOYNER FINE PROPERTIES

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