

## **1905 GROVE AVENUE, RICHMOND, VA 23220**

*NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE:*

**FIRST LEVEL:** 10'6" CEILINGS. PINE FLOORING

**VESTIBULE:** SLATE FLOORING. CHANDELIER. FRENCH DOOR OPENS TO FOYER.

**ENTRANCE HALLWAY:** 10' x 7'4" HARDWOOD FLOORING. DOUBLE CROWN MOULDINGS. COAT CLOSET. CHANDELIER. STAIRCASE TO SECOND LEVEL.

**LIVING ROOM:** 14'2" x 13' HARDWOOD FLOORING. PICTURE WINDOW WITH PLANTATION SHUTTERS. ORIGINAL WOOD MANTEL WITH STONE SURROUND. WORKING GAS FIREPLACE. RECESSED LIGHTING.

**DINING ROOM:** 14' x 13'7" HARDWOOD FLOORING. DOUBLE CROWN MOULDINGS. CHAIR RAIL. ORIGINAL WOODEN MANTEL WITH MIRROR ABOVE. WORKING GAS FIREPLACE. PLANTATION SHUTTERS.

**OFFICE / BUTLER'S PANTRY:** 10'9" x 7' CERAMIC FLOORING. BUILT-IN CABINETS AND DESK. GE REFRIGERATOR/FREEZER. CHANDELIER.

**KITCHEN:** 16'7" x 14'6" HARDWOOD FLOORING WITH CERAMIC TILE AROUND ISLAND, SINK AND APPLIANCES. DOUBLE CROWN MOULDINGS. WHITE CABINETS WITH GLASS FRONTS. GRANITE COUNTERTOPS WITH EXPOSED BRICK BACKSPLASH. GRANITE ISLAND WITH STORAGE BELOW. GE GAS COOKTOP WITH COOKTOP COVER. GE PROFILE WALL OVEN AND MICROWAVE. GE PROFILE DISHWASHER. FRIGIDAIRE SIDE-BY-SIDE REFRIGERATOR/FREEZER. DOUBLE STAINLESS SINK WITH DISPOSAL. WOOD BURNING FIREPLACE WITH BRICK SURROUND. FRENCH DOOR WITH TRANSOM ABOVE OPENS TO SIDE DECK. RECESSED LIGHTING. CEILING FAN. OPENS TO FAMILY ROOM.

**FAMILY ROOM:** 25' x 11' HARDWOOD FLOORING. DOUBLE CROWN MOULDINGS. FIREPLACE WITH BRICK SURROUND. WORKING GAS FIREPLACE. CUSTOM SHELVING AND CABINETS. BUILT-IN WINDOW SEAT. RECESSED LIGHTING. CEILING FAN. FRENCH DOOR WITH TRANSOM ABOVE OPENS TO REAR DECK.

**FULL BATH:** CERAMIC FLOORING. ANTIQUE VANITY WITH GRANITE TOP. SHOWER. EXPOSED BRICK WALL.

**BEDROOM #5 / DEN:** 11'3" x 8'7" CARPETING. DOUBLE CROWN MOULDINGS. MURPHY BED. WALK-IN CLOSET. CEILING FAN. FRENCH DOOR OPENS TO REAR DECK. EXPOSED BRICK WALL.

**SECOND LEVEL:** 10'5" CEILINGS.

**HALLWAY:** HARDWOOD FLOORING. LAUNDRY CLOSET. FOUR LIGHT FIXTURES.

**MASTER BEDROOM:** 25'7" x 10' PINE FLOORING. DOUBLE CROWN MOULDINGS. FIREPLACE WITH MANTLE AND MIRROR ABOVE. WALK-IN CLOSET WITH CUSTOM SHELVING. RECESSED LIGHTING. CEILING FAN. FRENCH DOOR WITH TRANSOM ABOVE OPENS TO BALCONY.

**MASTER BATH:** CERAMIC FLOORING. MARBLE-TOPPED DOUBLE VANITY WITH CABINETRY. CORNER SOAKING TUB. SHOWER WITH BENCH. BUILT-IN MEDICINE CABINET.

**BEDROOM #2:** 14'4" x 11'7" HARDWOOD FLOORING. CROWN MOULDINGS. DOUBLE CLOSET. FIREPLACE WITH MANTLE AND MIRROR ABOVE. DECORATIVE IRON GRILL. POCKET DOORS OPEN TO BEDROOM #3. CEILING FAN.

**BEDROOM #3:** 14' x 13'8" HARDWOOD FLOORING. CROWN MOULDINGS. FIREPLACE WITH DECORATIVE IRON GRILL. WALK-IN CLOSET WITH SHELVING. CHANDELIER.

**BEDROOM #4:** 13'1" x 10' CARPETING. DOUBLE CROWN MOULDINGS. WALK-IN CLOSET. CEILING FAN WITH LIGHT.

**HALL BATH:** PINE FLOORING. DOUBLE VANITY. TUB/SHOWER WITH CERAMIC BACKSPLASH. FRENCH DOOR. ATTIC ACCESS.

## **EXTERIOR:**

PAVED OFF-STREET PARKING FOR TWO CARS  
BRICK TERRACE WITH PLANTED BORDERS AND PRIVACY FENCE  
REAR DOUBLE PORCHES CONSTRUCTED IN 2011

## **SPECIAL FEATURES:**

FULLY RENOVATED FROM DUPLEX TO SINGLE FAMILY HOME IN 2009  
ELECTRICAL UPDATED IN 2009  
MASTER SUITE WITH FIREPLACE, WALK-IN CLOSET, RENOVATED BATH + COVERED PORCH: RENOVATED IN 2014  
SEVEN FIREPLACES: THREE ARE WORKING GAS FIREPLACES IN LIVING ROOM, DINING ROOM & FAMILY ROOM  
UNBELIEVABLE STORAGE IN WALK-OUT BASEMENT + FOUR WALK-IN CLOSETS

## **PERTINENT NEIGHBORHOOD INFORMATION:**

WALK TO VCU CAMPUS + NEIGHBORHOOD RESTAURANTS  
EASILY ACCESSIBLE TO CARYTOWN + INTERSTATE SYSTEM  
MINUTES FROM THE VIRGINIA MUSEUM, SCOTT'S ADDITION + DOWNTOWN RVA

**PUBLIC SCHOOLS:**

FOX ELEMENTARY SCHOOL  
BINFORD MIDDLE SCHOOL  
THOMAS JEFFERSON HIGH SCHOOL

**TABLE OF FACTS:**

**OWNERS:** KATHERINE LANOUE SLEEKER & ALEX LEONARD SLEEKER

**LEGAL DESCRIPTION:** 0026.00X0140.00 0000.000

**DATE OF CONSTRUCTION:** 1912, RENOVATED

**SQUARE FOOTAGE:** 3,266 SQUARE FEET PER APPRAISER. (*PROSPECTIVE PURCHASERS AND/OR THEIR AGENTS SHOULD CONFIRM DATA*)

**ROOFING:** METAL FLAT ROOF. SLATE MANSARD ROOF WITH COPPER FLASHING & GUTTERS. RUBBER PORCH ROOF.

**HEATING:** FIRST LEVEL: HEAT PUMP. SECOND LEVEL: RADIATOR.

**HEAT SOURCE:** GAS

**COOLING:** CENTRAL AIR, TWO ZONES

**WATER/SEWER:** PUBLIC

**TAXES:** \$7,644

**NOTE TO REALTORS:**

*ALTHOUGH NO KNOWN DEFECTS, FIREPLACE CHIMNEYS AND FLUES CONVEY "AS-IS".*

*SELLER REQUIRES A CLOSING DATE IN DECEMBER,  
PREFERABLY ON DECEMBER 1, 2017.*

**BETSY DOTTERER**

JOYNER FINE PROPERTIES

804-839-5907

[BETSY.DOTTERER@JOYNERFINEPROPERTIES.COM](mailto:BETSY.DOTTERER@JOYNERFINEPROPERTIES.COM)

FOR PHOTOS: [WWW.BETSYDOTTERER.COM](http://WWW.BETSYDOTTERER.COM)

**PRICE: \$770,000.**

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.