

# 4109 Hanover Avenue

Richmond, VA 23221

*Note: All Room Dimensions Are Approximate:*

**First Level:** Hardwood flooring.

**Entrance Hallway:** Crown mouldings. Chair rail. Staircase to second level. Coat closet. Access to living room and dining room.

**Living Room:** 20'1" x 13'3" Crown mouldings. Fireplace with slate hearth and surround. Gas logs. Opens into family room.

**Dining Room:** 13'1" x 13' Crown mouldings. Chair rail. *Please note: Dining room chandelier shall not be conveyed.*

**Kitchen:** 15'2" x 11'7" GE Monogram 5-burner gas cooktop. GE double wall ovens. KitchenAid dishwasher. Samsung French style refrigerator/freezer, which shall be conveyed. Stainless sink with Insinkerator disposal. Moura marble countertops. Moura marble-topped island with storage below. Raised counter for bar seating. Recessed lighting. Ceiling fan. Opens to informal dining area.

**Informal Dining Area:** 17' x 16'2" French door to rear gardens. Plantation shutters. Recessed lighting. Ceiling fan.

**Family Room:** 21'8" x 13' Carpeting. Crown mouldings. Fireplace with raised brick hearth and surround. Built-in book shelving with cabinetry below. Wet bar with stainless sink. Wine storage rack. French door to playroom/office. Recessed lighting.

**Playroom, Office or Work-Out Room:** 18'3" x 14'2" Mini-split heating/cooling system. Carpeting. Crown mouldings. Built-in book shelving with cabinetry below. Recessed lighting. Ceiling fan.

**Half-Bath:** Hardwood flooring. Pedestal sink. Chair rail with wainscoting below.

**Upper Level:** Hardwood flooring.

**Hallway:** Closet. Access to walk-up attic.

**Master Bedroom:** 17'9" x 15'6" Two double closets. Plantation shutters. Chandelier, which shall be conveyed.

**Master Sitting Room:** 16'2" x 8'2" Plantation shutters.

**Master Bath:** Updated! Ceramic flooring. Corner oval jetted tub with ceramic surround. Shower with ceramic surround. Double vanities with drawers and storage below. Linen closet. Built-in medicine cabinet. Plantation shutters.

**Bedroom #2:** 16'6" x 13'3" Walk-in closet. Ceiling fan with light.

**Private Full Bathroom:** Ceramic flooring. Shower with ceramic surround. Pedestal sink.

**Bedroom #3:** 13' x 13' Closet. Ceiling fan.

**Full Hall Bathroom:** Ceramic flooring. Tub/shower with ceramic flooring. Pedestal sink.

**Bedroom #4:** 13' x 10'9" Closet. Ceiling fan with light.

**Lower Level:** Wood-grain ceramic tile flooring. Sump pump. *Please note: lower level refrigerator shall not be conveyed.*

**Recreation Room:** 19'1" x 17'5"

**Exercise Room:** 12'6" x 9'5"

**Laundry:** Double laundry sink. Samsung front load washer/dryer, which shall be conveyed with property.

### **Exterior:**

Classic architecture

Fenced rear yard

Deck

Expansive off-street parking in alley

Dog run ("as-is")

Storage shed with electricity

Playset and tree swing in rear, which shall be conveyed

Irrigation system in front and rear yards, with new heads fall of 2017

### **Special Features:**

Family room with bar and fireplace opening into kitchen areas

Huge dedicated playroom, office, or exercise room!

Oversized updated kitchen with separate casual dining area

Large master bedroom with separate sitting room (could be an oversized master closet) and updated private bath with soaking tub and shower

3 ½ baths

Partially finished basement for multiple purposes. *Exercise equipment will be conveyed!*

Walk-up attic with two cedar closets and expansive storage

Hardwood floors (except master and playroom) refinished in 2017

Security system (wireless) with backyard camera and command center (which shall be conveyed)

Exterior painted in 2015

Exceptional storage throughout

Within walking distance of Mary Munford School!

### **Pertinent Neighborhood Information:**

Convenient to Willow Lawn, the Shops at Libbie and Grove, Mary Munford School, St. Catherine's, St. Christopher's, and St. Bridget's Schools

Located near Carytown, the Grove Avenue pharmacy, gourmet take-out, a major post office, library, the Country Club of Virginia, and the University of Richmond

Within minutes of major highways and transportation centers

Convenient to the downtown areas, Carytown, cultural and educational centers, and museums

Within easy access of Richmond's finest dining and shopping

### **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 C. and Meredith D. Shields

**Address:** 4109 Hanover Avenue, Richmond, VA 23221

**Legal Description:** Grove Ave Crest L14 B3 0057.40X0170.00 0000.000

**Date of Construction:** 1950 per tax record

**Square Footage:** 3,566 square feet above grade per appraiser + an additional 1107 partially finished square footage in basement (Prospective purchasers and/or their agents should confirm data)

**Lot Size:** 0.224 acres

**Roofing:** Slate and copper

**Heating:** 2-zone oil hot water + mini-split in playroom

**Cooling:** 2-zone central air with internet-enabled thermostats + mini-split in playroom.

**Electrical:** 200-amp circuit breakers

**Domestic Hot Water Supply:** 75-gallon gas hot water heater

**Water Supply:** Public

**Sewage Disposal:** Public

**Taxes:** \$7,716

**Internet Service:** Verizon FIOS

**Availability:** Seller prefer a closing date of March 29<sup>th</sup> and to be allowed to retain possession through April 2<sup>nd</sup>.

### ***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](http://www.LynnPritchard.com)**

or [www.BetsyDotterer.com](http://www.BetsyDotterer.com)

**Price: \$795,000**

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.

## 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 C. and Meredith D. Shields (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 4109 Hanover 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. All fireplaces, fireplace flues, chimneys, deck, and vinyl siding at deck area shall be conveyed in "as-is" condition. Dining room chandelier + refrigerator in basement shall not be conveyed. Kitchen refrigerator, washer/dryer, + exercise equipment in basement shall be conveyed. Functioning underground oil tank is located in the east side of the rear yard.
- C. 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.
- D. 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.
- E. 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 \_\_\_\_\_:

\_\_\_\_\_(SEAL)  
Purchaser

\_\_\_\_\_(SEAL)  
Seller

\_\_\_\_\_(SEAL)  
Purchaser

\_\_\_\_\_(SEAL)  
Seller