

## **316 CLOVELLY ROAD**

**RICHMOND, VA 23221**

*~ONE OF WINDSOR FARMS' EARLIEST RESIDENCES~*

*NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE & ROOM DESCRIPTIONS ARE PROVIDED FROM THE ORIGINAL PLANS*

### **FIRST LEVEL:**

**RECEPTION HALL:** 9'9" x 7'2" Landing. Random-width oak plank flooring. Two coat closets. Turned staircase. Entrance to living room and dining room. Arched entry to center hallway leading to kitchen. Center hallway to kitchen has small storage closet below staircase and sconce.

**LIVING ROOM:** 21'2" x 13' Random-width oak plank flooring. Crown mouldings. Arched brick fireplace with brick hearth and surround. Storage closet. Built-in lighted book shelving with glass and wood shelving and storage below. Storage below front windows. Plantation shutters. Housing for surround sound speakers (no speakers in housing). Recessed lighting.

**DINING ROOM:** 14'4" x 12'9" Random-width oak plank flooring. Picture mouldings. Chair rail. Two corner china closets with lighted glass shelving and storage below. Chandelier and sconces. Plantation shutters. Recessed lighting. Surround sound speakers.

**KITCHEN:** 18'8" x 9'4" Oak flooring. Quartz countertops with subway tile backsplash. Jenn-Air gas range with convection oven. Sub-Zero refrigerator/freezer. Bosch dishwasher. Jenn-Air trash compactor. KitchenAid built-in microwave. Kohler enamel double sink with Insinkerator disposal. Heart pine custom cabinetry and crown mouldings. Under-cabinet lights and plug-moulding. Walk-in pantry with 2 glass-front wall cabinets. Breakfast bar. Recessed lighting. Housing for surround sound speakers (no speakers in housing). Entrance to family room. Beadboard ceiling. Rear staircase to second level with sconce. Access to lower level staircase with sconce, rear hall closet and garage.

**FAMILY ROOM:** 23'1" x 17'1" Oak flooring with Brazilian cherry inlay. Tray ceiling with crown mouldings. Masonry fireplace with granite hearth and surround. Built-in glass-front cabinet with lighting and cabinetry below. Built-in entertainment cabinet with storage below. Windows with transoms on two sides. Exterior door to patio. Recessed lighting. Surround sound. *Please note: Seller is willing to leave the mounted flat-screen television, receiver, speaker and sub-woofer which create the sound system, if Buyer would like to retain them.*

**HALF BATH:** Oak flooring. Pedestal sink. Sconces. Recessed lighting.

**SUNROOM:** 13'4" x 10' Accessed from living room. Brick flooring. Crown mouldings. Windows on three sides. Surround sound speakers. Exterior door to patio. Ceiling fan. Sconces. Lovely views of side yard.

## **UPPER LEVEL:**

**HALLWAY:** Oak flooring. Double-door laundry closet with tile floor and walls and Bosch front load washer and dryer, which shall be conveyed with property. Double-door linen closet. Window seat with cedar lined storage. Recessed lighting. Plantation shutters.

### **MASTER SUITE:**

**ENTRY HALLWAY:** Oak flooring. Sconce and recessed lighting. Two walk-in custom closets. Pull-down attic access.

**BEDROOM:** 17'1" x 14'7" Oak flooring. Fireplace with marble hearth and surround. Gas logs. Vaulted ceiling with fan and indirect lighting. Surround sound speakers. Plantation shutters.

**MASTER BATH:** En suite. Marble flooring. Marble walk-in shower with frameless glass door and side panels. *Please note: Shower jets do not work and shall be conveyed "as is".* Jetted tub with marble surround. Double vanities with glass shelving, drawers and storage below. Private water closet. Palladian window. Chandelier and recessed lighting. Plantation shutters.

**BEDROOM #2:** 17'5" x 11'1" Oak flooring. Two closets with custom shelving. Window seats with cedar lined storage. Plantation shutters. Sconce. Under-eaves storage.

**FULL BATH:** En suite. Ceramic flooring and surround. Tub/shower with ceramic surround. Vanity with cabinet below.

**BEDROOM #3:** 15'4" x 11'1" Oak flooring. Closet with custom shelving. Plantation shutters. Sconce. Surround sound speakers.

**FULL BATH:** En suite. Marble flooring and ceramic surround. Tub/shower with ceramic surround. Pedestal sink. Plantation shutters.

**BEDROOM #4:** 11'1" x 9'9" Rift pine flooring. Hallway entrance area with recessed lighting, under-eave storage, and access to rear staircase.

**FULL BATH:** En suite. Rift pine flooring. Tub. Pedestal sink. Built-in medicine cabinet. Recessed lighting.

## **LOWER LEVEL:** Walk-out

**RECREATION OR EXERCISE ROOM:** 22'3" x 14'7" Recessed lighting. Closet. Crawl space access. Housing for surround sound speakers (no speakers currently).

**STUDIO/STUDY OR PLAYROOM:** 22'2" x 15'3" Fireplace with brick hearth and surround. Gas logs. Built-in book shelving with cabinet below. Built-in shelving with desk. Built-in niche above fireplace. Exterior French door to rear gardens. Recessed lighting. Excellent natural light and windows. Access to workshop.

**HALF BATH:** Ceramic flooring. Sink. Sconces.

**WORKSHOP/STORAGE ROOM:** 21' x 7'7" Heated and cooled. *Please note: This room is not included in finished square footage.*

**EXTERIOR:**

Raised Pennsylvania bluestone terrace  
Meandering stone walks and steps  
Cobbled edged off-street parking area + 2-car garage with automatic opener  
Half-round copper gutters with copper downspouts  
Irrigation in front and side yards  
Invisible fence  
Underground utilities

**SPECIAL FEATURES:**

One of the loveliest homes in Windsor Farms!  
Seasonal river views  
Classic brick Cape Cod with Hendrick's Tile roof + 3 story addition  
Special architectural details throughout  
Master suite with 2 walk-in closets  
Walk-out lower level studio/study with fireplace  
Most of house is pre-wired for whole-house sound  
Security system by Vector.

**PERTINENT NEIGHBORHOOD INFORMATION:**

Located in Richmond's beautiful Windsor Farms area and near the historic James River  
Within minutes of major highways, bridges and transportation centers  
Convenient to all downtown areas, Carytown, the Shops at Libbie and Grove, cultural and educational centers (particularly Virginia Commonwealth University and the University of Richmond) and museums  
Located near Mary Munford Elementary, St. Catherine's, St. Christopher's and St. Bridget's Schools and with easy access to Collegiate School  
Close to many preschools including Reveille, First Presbyterian + St. Stephen's

**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:** Thomas E. Underhill and Ann F. Browning

**ADDRESS:** 316 Clovelly Road, Richmond, VA 23221

**LEGAL DESCRIPTION:** Windsor Farms L10 B53 0193.00X0179.41

**DATE OF CONSTRUCTION:** 1928. Renovated, with 3-story addition

**SQUARE FOOTAGE:** 4006 square feet per appraiser, which includes 869 finished square feet in the lower level (but does not include the heated and cooled workshop). Prospective purchasers and/or their agents should confirm data.

**LOT SIZE:** .5098 acres, per attached survey (.468 per City of Richmond tax record)

**ROOFING:** Hendricks Tile

**HEATING:** Four-zone gas forced air

**COOLING:** Four-zone central air

**ELECTRICAL:** Two 200-amp circuit breaker boxes

**DOMESTIC HOT WATER SUPPLY:** 100-gallon gas hot water tank

**WATER SUPPLY:** Public

**SEWAGE DISPOSAL:** Public

**TAXES:** \$9,780

**INTERNET SERVICE:** Verizon FIOS

**AVAILABILITY:** Mid to late July

### ***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

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**PRICE: \$995,900**

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