

# 4003 HANOVER AVENUE

~IN THE HEART OF THE MALVERN AREA~

*NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE:*

## FIRST LEVEL:

**LIVING ROOM:** 18'8" x 15'2" MASONRY FIREPLACE WITH BRICK HEARTH AND SURROUND. STAIRCASE TO SECOND LEVEL. COAT CLOSET. ENTRANCE TO PORCH. ARCHED ENTRY TO DINING ROOM. ACCESS TO KITCHEN. CEILING FAN.

**DINING ROOM:** 12'1" x 11'2" CHAIR RAIL. CHANDELIER. ENTRYWAY TO KITCHEN.

**POWDER ROOM:** BAMBOO FLOORING. PEDESTAL SINK.

**KITCHEN:** 22'7" x 11'8" BAMBOO FLOORING. GRANITE COUNTERTOPS. CHERRY CABINETY. GRANITE TOPPED ISLAND WITH CABINETY BELOW. VIKING PROFESSIONAL GAS COOKTOP AND DOWN DRAFT. VEGETABLE SINK WITH COPPER BOWL. RAISED BAR SEATING. KENMORE SIDE-BY-SIDE REFRIGERATOR/FREEZER WITH ICE AND WATER DISPENSER. GE PROFILE WALL OVEN. GE ADVANTIUM MICROWAVE OVEN. GE PROFILE DISHWASHER. GE MONOGRAM BEVERAGE FRIDGE. DOUBLE STAINLESS SINK WITH INSINKERATOR DISPOSAL. PANTRY. BUILT-IN GRANITE TOPPED DESK WITH CABINETY ABOVE AND STORAGE BELOW. RECESSED LIGHTING. PENDANT LIGHTING OVER RAISED BAR. OPENS TO EATING AREA AND FAMILY ROOM.

**FAMILY ROOM:** 19'2" x 16' BAMBOO FLOORING. FIREPLACE WITH RAISED HEARTH. GAS LOGS. RECESSED LIGHTING. FRENCH DOORS OPEN TO REAR DECK.

**SUNROOM/OFFICE:** 15'9" x 7'1" ELECTRIC BASEBOARD HEATING. A/C WALL UNIT. CEILING FAN WITH LIGHT. EXTERIOR DOOR TO TERRACE.

**SECOND LEVEL:** HARDWOOD FLOORING.

**MASTER BEDROOM:** 19'4" x 16' TWO WALK-IN CLOSETS. CEILING FAN WITH LIGHT. WALL OF WINDOWS.

**MASTER BATH:** 19'4" x 5' HEATED CERAMIC FLOORING. SHOWER WITH CERAMIC SURROUND AND GLASS ENCLOSURE. DOUBLE SOAP STONE VANITY WITH STORAGE BELOW. CLAW FOOT TUB. BUILT-IN MEDICINE CABINETS. RECESSED LIGHTING.

**BEDROOM #2:** 15'6" x 11'3" CLOSET. OVERHEAD LIGHTING.

**BEDROOM #3:** 14'8" x 11'1" CLOSET. OVERHEAD LIGHTING.

**BEDROOM #4:** 11'2" x 7'3" CLOSET. OVERHEAD LIGHTING.

**HALL BATH:** CERAMIC FLOORING. TUB/SHOWER WITH CERAMIC SURROUND.  
PEDESTAL SINK. LINEN CLOSET. BUILT-IN MEDICINE CABINET.

**LOWER LEVEL:** B-DRY SYSTEM

**RECREATION ROOM:** 18'5" x 14'7" CERAMIC FLOORING. RECESSED  
LIGHTING. STORAGE UNDER STAIRS.

**LAUNDRY/UTILITY ROOM:** 11'2" x 10'8" LINOLEUM FLOORING. KENMORE  
WASHER/DRYER **WHICH SHALL BE CONVEYED WITH PROPERTY.** UTILITY SINK. TOILET.

**EXTERIOR:**

EASY TO MAINTAIN BRICK, SLATE AND HARDIPLANK EXTERIOR  
FULLY FENCED REAR YARD WITH DECK AND TERRACE  
PARKING BEHIND THE FENCED BACK YARD + EASILY AVAILABLE ON-STREET PARKING  
FRONT AND REAR IRRIGATION

**SPECIAL FEATURES:**

NEWER INSULATED WINDOWS THROUGHOUT  
BRIGHT AND PRIVATE MASTER SUITE WITH 2 WALK-IN CLOSETS  
FRESHLY UPDATED MASTER BATH WITH SHOWER, CLAWFOOT TUB + DOUBLE VANITY  
BASEMENT REC ROOM WITH CERAMIC TILE FLOORING + B-DRY SYSTEM  
DESIRABLE FLOOR PLAN: KITCHEN OPENS TO FAMILY ROOM WITH FIREPLACE

**PERTINENT NEIGHBORHOOD INFORMATION:**

WALK TO CARYTOWN, MARY MUNFORD ELEMENTARY AND THE INFAMOUS GREEK  
FESTIVAL  
CONVENIENT TO WILLOW LAWN SHOPS AND RESTAURANTS + THE SHOPS AT LIBBIE  
AND GROVE  
WITHIN MINUTES OF ST. CATHERINE'S, ST. CHRISTOPHER'S, & ST. BRIDGET'S  
SCHOOLS AS WELL AS REVEILLE, FIRST PRESBYTERIAN & ST. STEPHEN'S PRE-  
SCHOOLS  
EASY ACCESS TO I-95, I-64 AND DOWNTOWN/VCU

**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:

**OWNER:** SAU CHAN AND CAREY BLACKSTONE, JR.

**LEGAL DESCRIPTION:** GROVE AVENUE CREST L9 B4

**DATE of CONSTRUCTION:** 1936

**SQUARE FOOTAGE:** 3150 SQUARE FEET PER APPRAISER. (PROSPECTIVE PURCHASERS AND/OR THEIR AGENTS SHOULD CONFIRM DATA)

**CONSTRUCTION:** BRICK + HARDIPLANK ON ADDITION

**ROOFING:** SLATE + COMPOSITION ON ADDITION

**HEATING:** 2-ZONE GAS FORCED AIR

**HEAT SOURCE:** NATURAL GAS

**COOLING:** 2-ZONE CENTRAL AIR

**WATER/SEWER:** PUBLIC

**TAXES:** \$6,696.

**AVAILABILITY:** SELLER PREFERS 30-60 DAYS SETTLEMENT DATE.

### NOTE TO REALTORS:

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

**PRICE: \$688,000.**

### BETSY DOTTERER

JOYNER FINE PROPERTIES

804-839-5907

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

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

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