

8107 KINGSTON ROAD
RICHMOND, VA 23229

NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE:

FIRST LEVEL:

ENTRANCE HALLWAY: 19.2 x 5.9 MARBLE FLOORING. CROWN MOULDINGS. CHAIR RAIL. DOUBLE COAT CLOSET. LIGHTING AT FRONT DOOR. CHANDELIER. STAIRCASE TO SECOND LEVEL. ENTRANCE TO LIVING ROOM.

LIVING ROOM: 22.1 x 13.4 HARDWOOD FLOORING. CROWN MOULDINGS. WAINSCOTING. TWO CUSTOM CORNER CABINETS WITH STORAGE. BUILT IN BOOK SHELVING. REMODELED MASONRY FIREPLACE WITH SLATE HEARTH AND SURROUND. RECESSED LIGHTING. OPENS TO DINING ROOM.

GATHERING/DINING ROOM: 20.1 x 13.1 HARDWOOD FLOORING. CROWN MOULDINGS. VAULTED AREA WITH CUSTOM BUFFET AND CABINETRY ABOVE FINISHED IN EUROPEAN PAINTS LACQUER. DRAMATIC PALLADIUM WINDOW OVERLOOKING SIDE TERRACE. FRENCH DOORS OPENING TO TERRACE. CHANDELIER.

KITCHEN: 17 x 13.1 CERAMIC FLOORING. GRANITE COUNTERTOPS WITH SUBWAY TILE BACKSPLASH. GE GAS STOVE WITH CONVECTION OVEN. VENT HOOD. KITCHENAID DISHWASHER. GE MONOGRAM SIDE-BY-SIDE REFRIGERATOR/FREEZER WITH ICE AND WATER DISPENSER. GRANITE ISLAND WITH STORAGE BELOW AND BAR SEATING. SHARP BUILT-IN MICROWAVE. PANTRY CABINETS. DISPLAY SHELVING. FARMHOUSE SINK WITH IN-SINKERATOR DISPOSAL. RECESSED LIGHTING. EXTERIOR DOOR TO TERRACE.

SECOND LEVEL:

UPPER HALLWAY: HARDWOOD FLOORING. DOUBLE LINEN CLOSET. ACCESS TO WALK-UP STORAGE.

MASTER BEDROOM: 21.6 x 13.7 PAINTED HARDWOOD FLOORING. CROWN MOULDINGS. CUSTOM "BOISERIE" CLOSET SYSTEM WITH FOUR STORAGE BAYS AND DRESSING TABLE. BUILT-IN BOOK SHELVING WITH STORAGE BELOW. RECESSED LIGHTING. CEILING FAN WITH LIGHT. DOUBLE DOORS OPEN TO MASTER BATH.

MASTER BATH: MARBLE FLOORING WITH DECORATIVE INLAY. LARGE SHOWER WITH CERAMIC SURROUND. DOUBLE VANITY WITH STORAGE BELOW. OVAL SHAPED SOAKING TUB. PLANTATION SHUTTERS. RECESSED LIGHTING. SCONCES.

BEDROOM #2: 14.1 x 14 HARDWOOD FLOORING. DOUBLE CLOSET.

BEDROOM #3: 14.5 x 12.9 HARDWOOD FLOORING. DOUBLE CLOSET.

HALL BATH: CERAMIC FLOORING. TUB/SHOWER WITH CERAMIC SURROUND. VANITY WITH STORAGE BELOW. LINEN CLOSET. MEDICINE CABINET.

LOWER LEVEL:

FAMILY ROOM/RECREATION ROOM: 24.9 x 23.2 CROWN MOULDINGS. CHAIR RAIL. BUILT-IN ENTERTAINMENT SHELVING. BOOK SHELVING WITH STORAGE BELOW. BUILT-IN DESK. DOUBLE EXTERIOR DOORS TO DRIVEWAY. RECESSED LIGHTING.

BEDROOM #4: 12.8 x 12.1 CARPETING. CLOSET. BUILT-IN CABINET WITH SHELVING ABOVE. SHUTTERS.

FULL BATH: CERAMIC FLOORING. SHOWER WITH CERAMIC SURROUND. BUILT-IN MEDICINE CABINET.

LAUNDRY ROOM: 12 x 9.4 STORAGE CLOSET PLUS ADDITIONAL BUILT-IN CABINETS. LAUNDRY SINK. BUILT-IN IRONING BOARD. EXTERIOR DOOR TO REAR GARDENS.

EXTERIOR:

BRICK AND SLATE EXTERIOR WITH STONE CLAD CHIMNEYS
PAVED SEMI-CIRCULAR DRIVEWAY
EXPANDED STORAGE SHED
REAR BLUESTONE TERRACE WITH BRICK RETAINING WALL
IRRIGATION SYSTEM

SPECIAL FEATURES:

RENOVATED KITCHEN WITH ISLAND OPENS TO GATHERING/DINING ROOM
DRAMATIC PALLADIAN WINDOW IN DINING ROOM
EXQUISITE MASTER SUITE WITH UNIQUE BOISERIE CLOSET SYSTEM + VANITY
JAW-DROPPING MASTER BATH WITH SOAKING TUB, SHOWER + DOUBLE VANITY
RICH ACCENTS THROUGHOUT CREATED BY OWNER & DESIGNER, DANA GIBSON
FAMILY ROOM WITH CABINETRY FOR ENTERTAINMENT SYSTEM + DESK

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED IN DESIRABLE RIVER ROAD HILLS
WALK TO KANAWHA RECREATION ASSOCIATION (WWW.KRAVA.ORG)
MINUTES FROM TUCKAHOE SHOPPING CENTER + TUCKAHOE ELEMENTARY
CONVENIENT TO RIVER ROAD SHOPPING CENTER + STONY POINT MALL
EASILY ACCESSIBLE TO ALL INTERSTATES

PUBLIC SCHOOLS:

TUCKAHOE ELEMENTARY SCHOOL
TUCKAHOE MIDDLE SCHOOL
FREEMAN HIGH SCHOOL

*SCHOOL DISTRICTS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PLEASE VERIFY WITH THE
DEPARTMENT OF EDUCATION*

TABLE OF FACTS:

OWNERS: DANA G. AND MARK E. LONGENDERFER

LEGAL DESCRIPTION: RIVER ROAD HILLS BL F LT 4 83 A2 20

DATE OF CONSTRUCTION: 1957

SQUARE FOOTAGE: 3370 SQUARE FEET PER APPRAISER. *(PROSPECTIVE
PURCHASERS AND/OR THEIR AGENTS SHOULD CONFIRM DATA)*

ROOFING: SLATE

HEATING: HOT WATER BASEBOARD RADIATOR

HEAT SOURCE: GAS

COOLING: CENTRAL AIR

WATER/SEWER: PUBLIC

TAXES: \$4,854

NOTE TO REALTORS:

*ALTHOUGH NO KNOWN DEFECTS, CHIMNEYS & FLUES CONVEY "AS-IS".
FLOOR MOULDING IN DINING ROOM NEXT TO CHEST CONVEYS "AS IS".*

*WASHER/DRYER, GLASS CHANDELIER IN KITCHEN, CHANDELIER IN MASTER BATH,
OUTDOOR PLANTERS AND STATUES DO NOT CONVEY.*

SELLER PREFERS TO CLOSE ON JULY 30TH AND RENT BACK THROUGH AUGUST 6TH

BETSY DOTTERER

JOYNER FINE PROPERTIES
804-839-5907

BETSY.DOTTERER@JOYNERFINEPROPERTIES.COM

WWW.BETSYDOTTERER.COM

PRICE: \$695,000.

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