

**4114 STUART AVENUE
RICHMOND, VIRGINIA 23221**

FIRST LEVEL:

FAMILY ROOM: 19'3" x 12'3" HARDWOOD FLOORING. CROWN MOULDINGS. MASONRY FIREPLACE WITH BRICK HEARTH AND SURROUND. COAT CLOSET. STAIRCASE TO SECOND LEVEL.

DINING ROOM: 13'5" x 11'8" HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL. CHANDELIER. DOOR TO KITCHEN.

POWDER ROOM: CERAMIC FLOORING. VANITY WITH STORAGE BELOW.

KITCHEN: 15'5" x 10'4" UPDATED! EAT-IN. GRANITE COUNTERTOPS WITH SUBWAY TILE BACKSPLASH. KENMORE ELECTRIC SMOOTH TOP RANGE. NUTONE HOOD WITH VENT. FRIGIDAIRE GALLERY DISHWASHER. DOUBLE STAINLESS SINK WITH INSINKERATOR DISPOSAL. EXTERIOR DOOR TO REAR YARD. ACCESS TO LOWER LEVEL.

SECOND LEVEL: LINEN CLOSET IN HALLWAY.

MASTER BEDROOM: 14'5" x 11'7" HARDWOOD FLOORING. CROWN MOULDINGS. CLOSET. CEILING FAN WITH LIGHT.

MASTER BATH: CERAMIC FLOORING. SHOWER WITH CERAMIC SURROUND. VANITY WITH STORAGE ABOVE AND BELOW. NO TOILET.

BEDROOM #2: 13'4" x 12'2" HARDWOOD FLOORING. CLOSET. CEILING FAN WITH LIGHT. ACCESS TO WALK-UP STORAGE.

HALL BATH: CERAMIC FLOORING. TUB WITH CERAMIC SURROUND. VANITY WITH STORAGE BELOW. BUILT-IN MEDICINE CABINET.

BEDROOM #3: 10'4" x 8'6" HARDWOOD FLOORING. CLOSET. CEILING FAN.

LOWER LEVEL:

LAUNDRY/UTILITY AREA: WHIRLPOOL DRYER AND GE WASHER, WHICH SHALL BE CONVEYED WITH PROPERTY. GOOD STORAGE. EXTERIOR DOOR TO REAR YARD.

SPECIAL FEATURES:

BRICK AND SLATE CONSTRUCTION
NEWER ANDERSEN DOUBLE PANE WINDOWS THROUGHOUT
UPDATED KITCHEN + NEW APPLIANCES
WALK-UP ATTIC WITH NEW FLOORING
FRESHLY PAINTED THROUGHOUT

PERTINENT NEIGHBORHOOD INFORMATION:

WALK TO CARYTOWN, MARY MUNFORD ELEMENTARY AND STELLA'S MARKET
CONVENIENT TO WILLOW LAWN + LIBBIE & GROVE SHOPS AND RESTAURANTS
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:

OWNERS: JOSEPH M. RUFFIN, JR (TE)

LEGAL DESCRIPTION: GROVE AVE CREST L6 BE 0039.00X170.00

DATE of CONSTRUCTION: 1941

SQUARE FOOTAGE: 1560 SQUARE FEET PER APPRAISER. (PROSPECTIVE PURCHASERS AND/OR THEIR AGENTS SHOULD CONFIRM DATA)

ROOFING: SLATE

HEATING: HOT WATER RADIATOR

HEAT SOURCE: OIL

COOLING: WINDOW UNIT

ELECTRICAL: CIRCUIT BREAKERS

WATER/SEWER: PUBLIC

TAXES: \$4,092

NOTE TO REALTORS:

ALTHOUGH NO KNOW DEFECTS, FIREPLACE CHIMNEY & FLUE CONVEY "AS-IS".

SELLER PREFERS 30 DAY SETTLEMENT.

BETSY DOTTERER

JOYNER FINE PROPERTIES

804-839-5907

BETSY.DOTTERER@JOYNERFINEPROPERTIES.COM

PHOTOS: WWW.BETSYDOTTERER.COM

PRICE: \$395,000.

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