

3807 SULGRAVE ROAD
RICHMOND, VA 23221

NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE:

FIRST LEVEL: Hardwood flooring.

ENTRANCE HALLWAY: 9' x 7'2" Crown mouldings. Chair rail. Coat closet. Chandelier. Staircase to second level.

LIVING ROOM: 22'9" x 13'1" Crown mouldings. Masonry fireplace with slate hearth and surround. Gas logs. Decorative mantel. Doorway to sunroom/morning room.

MORNING ROOM/SUNROOM: 18' x 13' Baseboard heating with window AC unit. Windows on three sides. Door to decking. Ceiling fan.

DINING ROOM: 15'3" x 13'1" Crown mouldings. Chair rail. Bay window with shutters. Chandelier (which shall be conveyed). Access to office/study. Double doors to kitchen.

KITCHEN: 16'3" x 14' In addition! Granite countertops with ceramic backsplash. Granite-topped island with bar seating, built-in book shelving, and storage below. Wolf gas cooktop. Whirlpool French-style refrigerator/freezer(4 months old). Bosch dishwasher. GE wall oven. GE Profile built-in microwave. Double stainless sink with KitchenAid disposal. Two pantries plus broom closet. Recessed lighting. Opens into family room. Access to lower level and side entrance.

FAMILY ROOM: 21'3" x 15'3" In addition! Opens into a magnificent eat-in kitchen. Crown mouldings. Bay window with storage below. Built-in arched book shelving with cabinetry below. Ceiling fan. Recessed lighting. Chandelier over table. Exterior door to composite deck.

OFFICE/STUDY: 13'8" x 12'2" Built-in book shelving with cabinetry below. Access to bedroom #4. Can function as a guest sitting room for visitors!

BEDROOM #4: 12'1" x 11'3" Crown mouldings. Walk-in closet. Ceiling fan.

FULL BATH: Updated! Marble flooring. Tub/shower with ceramic surround. Vanity with storage below.

UPPER LEVEL: Hardwood flooring.

HALLWAY: Linen closet.

MASTER BEDROOM: 21'3" x 13'2" In addition! Bay window with storage below. Built-in book shelving. Walk-in closet with shelving. Ceiling fan.

MASTER BATH: In addition! Ceramic flooring. Frameless shower with ceramic surround, seat and niche. Marble-topped double vanity with drawers and cabinetry below. Handsome oval soaking tub with a hand-held sprayer. Linen closet. Sconces.

BEDROOM #2: 19'7" x 13'1" Closet plus storage closet under eaves. Ceiling fan with light. Pull-down attic access. Access to shared full bath.

SHARED FULL BATHROOM: Updated! Ceramic flooring. Tub/shower with ceramic surround. Vanity. Built-in medicine cabinet. Sconces.

BEDROOM #3: 19'7" x 12'7" 2-closets plus storage closet under eaves. Ceiling fan with light. Access to shared full bath.

LOWER LEVEL:

RECREATION ROOM/PLAYROOM: 26'9" x 1'3" Ceramic flooring. Crown mouldings. Chair rail. Masonry fireplace with brick hearth and surround. Storage closet with shelving under staircase. Access to laundry room, 2-car attached garage, and storage area under the rear deck.

FULL BATHROOM: Ceramic flooring. Shower with ceramic surround. Vanity with storage below.

LAUNDRY ROOM: Washer/dryer connections. Built-in counter with cabinetry above. Laundry sink. Refrigerator, which shall be conveyed. *Please note: Sellers intend to retain washer and dryer.*

WALK-IN STORAGE CLOSET: Large walk-in closet with shelving.

STORAGE ROOM: With built-in cabinetry

EXTERIOR:

Oversized (.61 acres) beautifully landscaped lot and gardens
Paved driveway with off-street parking
Fenced rear yard
Extensive composite decking
Detached garden shed

SPECIAL FEATURES:

Located on one of Windsor Farms' premier streets

2-car attached garage with automatic openers
Hardwood flooring throughout
Walk-out lower level
Playroom or recreation room with fireplace and full bath

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, and St. Stephen's

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: R. Brian and Jennifer B. Ball

ADDRESS: 3807 Sulgrave Road, Richmond, VA 23221

LEGAL DESCRIPTION: Windsor Farms Lot 3 Block 55 0110.00 X 0203.00

DATE OF CONSTRUCTION: 1953 (approximate)

SQUARE FOOTAGE: 3,809 square feet per appraiser, which includes 518 sq ft in finished lower level and heated sunroom. (Prospective purchasers and/or their agents should confirm data)

LOT SIZE: .6191 Acres

ROOFING: Slate

HEATING: 4-zone heat pump

COOLING: 4-zone heat pump

ELECTRICAL: Circuit breakers

DOMESTIC HOT WATER SUPPLY: 50-gallon gas hot water heater

WATER SUPPLY: Public

SEWAGE DISPOSAL: Public

TAXES: \$8,784

INTERNET SERVICE: Comcast

AVAILABILITY: Sellers prefer to close on November 2nd and retain possession through Friday, November 9th at 5:00 PM.

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

OR WWW.BETSYDOTTERER.COM

PRICE: \$874,000