

***NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE:***

**FIRST LEVEL:**

**ENTRANCE HALLWAY:** 11'3" x 11'2" Ceiling fixture and sconces are believed to be original to the house and were designed by the architect. Extraordinary wainscoting, crown mouldings, and chair rail. Wide curved staircase with open landing. Unusual deep raised-paneled arched opening into library. Two coat closets with automatic lights. Random-width heart of pine flooring. Entries to library and living room, half-bath (updated), lower level playroom or study, and wet bar area.

**LIVING ROOM:** 25'5" x 15'2" Ten-foot ceilings. Magnificent wood-burning fireplace with marble hearth and surround. Early Federal-style mantel with dentil detail, reeded columns, and center medallion. Wainscoted chimneybreast. Crown mouldings and chair rail. Two sets of French doors opening onto bluestone terrace beyond. Random-width heart of pine flooring. Indirect lighting for accent pieces. Chandelier (which shall be conveyed) with ceiling medallion.

**DINING ROOM:** 14'9" x 14' Bay French door leading to covered rear terrace. Crown mouldings. Chair rail with picture mouldings below. Original 5-light crystal drop chandelier with ceiling medallion and four matching crystal sconces (all of which shall be conveyed). Random-width heart of pine flooring.

**HALF-BATH:** Recently fully updated. Basket-weave ceramic tile flooring. Vanity cabinet with storage below. Chair rail with raised panel mouldings below. Linen closet. Chandelier and sconces. Plantation shutters.

**WET BAR AREA:** 11'5" x 11'5" Custom cherry cabinetry with glass fronts and storage below. Granite-topped wet bar with copper sink, mirrored backsplash, and cherry cabinets above and below. Random-width flooring. Multi-member crown mouldings. Chair rail with wainscoting below. Original built-in recessed "butterfly" shelving with cabinetry below. Chandelier (which shall be conveyed). Plantation shutters.

**OFFICE:** 15'2" x 10'6" Large built-in (two-seat) desk with storage cabinets, drawers and built-in shelving. Rippled glass front cherry storage cabinet. Rear staircase to second level. Plantation shutters. Recessed lighting.

**REAR PASSAGEWAY:** With entrance into kitchen addition, lower level furnace/storage/utility room staircase, and open pass-through into the family room addition.

**KITCHEN:** 25'3" x 19'1" Within new addition. Spectacular eat-in chef's kitchen with heavy coffered ceiling. Sub-Zero refrigerator with two refrigerator drawers. Sub-Zero freezer with two freezer drawers. 48" Wolf 6-burner gas range, griddle, double ovens and large vent hood. Two Miele dishwashers. Granite countertops and ceramic backsplash. Farmhouse-style copper sink with disposal. Granite-topped double islands. Prep island has stainless sink with disposal, glass-front storage cabinets below, and raised bar area. Additional island with two refrigerator drawers, built-in GE Profile

microwave, and bar seating. Pantry. Two appliance garages. Crown mouldings. Random-width pine flooring. Recessed lighting throughout kitchen. Pendant lighting over sink. French doors open to covered terrace.

**INFORMAL DINING AREA:** Random-width pine flooring. Crown mouldings. Chandelier (which shall be conveyed).

**SIDE ENTRANCE/MUDROOM** (from covered exterior portico with bluestone flooring): 12'1" x 6'4" Ceramic flooring. Four built-in cubbies with storage and shelving and clearstory windows above. Additional storage drawers. Opening to family room. Recessed lighting. Crown mouldings. Exterior door to driveway and parking area.

**FAMILY ROOM:** 17' x 16' Within new addition. Opens to kitchen and informal dining. Random-width heart of pine flooring. Crown mouldings. Raised-paneled columns/detailing with opening to informal dining area/kitchen. Storage closet with pantry and shelving. Recessed lighting.

**HALF-BATH:** Within new addition. Ceramic flooring. Footed sink. Chair rail with beadboard below. Built-in shelving.

**LIBRARY:** 12'2" x 11'3" Corner fireplace with brick surround and slate hearth. Handsome wooden mantel with dentil detail and fluted columns. Crown mouldings and chair rail. Two built-in bookcases with cabinetry below. Random-width heart of pine flooring. Raised-panel doors to first floor bedroom. Indirect lighting for accent pieces.

**BEDROOM # 1** (Original Master Suite): 15' x 13'8" Crown mouldings. Deep closet with built-in shoe rack. Exterior door to rear terrace.

**FULL BATH:** Shower with ceramic surround. Ceramic floor with ceramic surround. Medicine cabinet.

**HALLWAY TO SUNROOM:** Batten-board ceiling with decorative ceiling fixture. Exposed painted brick wall. 6-light door to front yard. Slate flooring.

**SUNROOM:** 22'7" x 12'2" Batten-board ceiling with ceiling fan. Three sides glass with expansive views. Corner shelving with column detail. Crown mouldings. Electric baseboard heat. Samsung mini-split system. Slate flooring. Overlooks rear terrace and side gardens.

**SECOND LEVEL:** 9' ceilings

**HALLWAY:** Wide wrap-around upper hallway with spacious sitting or desk area. Chair rail. Under-eave storage. Hardwood flooring.

**SITTING OR STUDY AREA**

**LAUNDRY ROOM:** LG front-load washer and dryer (which shall be conveyed). Built-in cabinetry and hanging racks.

**MASTER BEDROOM SUITE:** 22'1" x 16'7" Five closets, two with full-length mirrors: three with built-in shoe racks; one with built-in bureau; one walk-in, which is also attached to bedroom #3. Built-in bookcase. Fully floored under-eave storage. Hardwood flooring. Ceiling fan with light. Direct access to bedroom #3.

**MASTER BATHROOM:** Custom-designed limestone double vanities with Kohler fixtures, raised panel drawers and cabinets. Double mirrors with three decorative frosted glass sconces. Recessed lighting. Bathing area with column detail and arches. Oversized shower with limestone tile, recessed shampoo shelf, overhead light, and glass door. Americh 6-jet whirlpool tub in niche with window ledge. Large closet. Under-eave storage with raised-panel double doors. Pocket door to private water closet and door to under-eave storage. Limestone tile and carpeting floor.

**BEDROOM #3:** 12'8" x 11'6" Two closets: one with built-in bureau and shelving; one walk-in, directly attached to master bedroom. Hardwood flooring. Ceiling fan with light.

**PRIVATE BATH:** Tub/shower with ceramic surround. Mirrored medicine closet. Ceramic tile floor and surround.

**BEDROOM #4:** 13' x 11'6" Large walk-in closet with built-in bureau. Fully floored storage area. Hardwood flooring. Ceiling fan with light.

**PRIVATE BATH:** Shower with ceramic surround. Mirrored medicine closet. Ceramic tile floor and surround.

**REAR HALLWAY (to Bedroom #5):** Rear staircase to kitchen. Walk-in closet with shelving.

**BEDROOM #5 (PRIVATE SUITE):**

**SITTING OR TELEVISION ROOM:** Closet and built-in original telephone niche.

**GUEST BED (OR OTHER USE) AREA:** Entrance to walk-in attic.

**FULL BATH:** Shower with ceramic surround. Medicine closet. Ceramic tile floor and surround.

**BEDROOM:** 17'5" x 14'1" Two deep closets with double doors, one extra-deep. Four double doors to fully floored under-eave storage.

## LOWER LEVEL

**STUDY, PLAYROOM, OR "RETREAT":** 23' x 12'2" Completely paneled in rare wormy- chestnut. Crown mouldings and recessed lighting. Old-fashioned curved bar with sink, corner shelving, drawer, and cabinetry. Wood-burning fireplace with brick hearth and surround and wormy-chestnut mantel with dentil detail. Storage closet with wine rack and gun storage. Wall-to-wall carpeting. Doorway to utility/furnace room. Category 5 wiring for internet access.

**FURNACE/STORAGE/EQUIPMENT ROOM:** Unfinished (but heated and cooled) space. Washer and dryer hookups. Double laundry sinks. Gas 74-gallon water heater. Toro irrigation system control panel. Extra storage. Utility half-bath. Staircase to main level and addition.

## EXTERIOR AREAS:

**REAR TERRACES:** Bluestone terrace with brick-edged garden beds. Brick terrace with brick-edged garden beds, steps, and walkways. Designed originally in 1944 by Charles Gillette and re-worked in 1977 by Higgins Landscape Architects. Direct exterior access to kitchen, first floor bedroom, dining room and living room for exceptional indoor and outdoor entertaining.

**GARDEN HOUSE:** Original. Brick and slate. Designed by Charles Gillette. Double diagonal doors with old iron strap hinges. Tool nooks and overhead lighting. Two windows. Attic storage. Slate roof with decorative finial.

**SEPARATE WALLED AND GATED POOL ENCLOSURE:** Fully fenced slate walkway. JoPa-designed oval salt water in-ground pool with whirlpool feature and custom pool cover. Enclosed equipment area. Magnificent garden plantings. *Please note: Propane pool heating system shall be conveyed "as-is": Current owners have never heated the pool and have no fuel source for the existing heating system.*

## EXTERIOR:

Exceptional brick and slate construction  
Rear parking courtyard and circular front driveway

## SPECIAL FEATURES:

House and original lighting fixtures designed by architect John Stafford Efford  
Charles Gillette gardens subsequently partially re-designed by Higgins Landscape Architects  
Magnificent mouldings, wainscoting, and architectural detail throughout  
Original door hardware and escutcheons throughout much of the house  
Top-quality custom-designed kitchen, family room, mudroom, and half-bath in newer addition  
Wormy-chestnut paneled playroom, "retreat", or office with fireplace and wet bar

Extensive terraces and outdoor entertaining spaces  
First floor bedroom suite (original master suite) with exterior doorway  
In-ground salt water swimming pool with spa with the potential for heating (no warranty for heating; pool heater shall be conveyed "as-is"). Custom pool cover and pool vacuum shall be conveyed  
Ceiling fans in bedrooms  
Front and rear staircases  
Gas heating and central air  
Oversized copper guttering system  
Front and rear irrigation system  
Columned covered porch on terrace with batten-board ceiling, ceiling fan, and recessed lighting for exceptional al fresco dining  
Sump pump and French drain system installed by ASR in lower level  
Security system

## **PERTINENT NEIGHBORHOOD INFORMATION:**

Located in Richmond's beautiful Windsor Farms area near the Country Club of Virginia and 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  
Easy access to Richmond's finest dining and shopping  
Located near St. Catherine's, St. Christopher's and St. Bridget's Schools and within easy access of Collegiate School

## **SCHOOLS:**

### **PUBLIC:**

Mary Munford Elementary School  
Albert Hill Middle School  
Thomas Jefferson High School

### **PRIVATE AND PAROCHIAL:**

First Presbyterian, Reville, and St. Stephen's Pre-Schools  
St. Catherine's (Pre-K through 12)  
St. Christopher's (Pre-K through 12)  
Collegiate (Pre-K through 12)  
Trinity Episcopal (8-12)  
St. Bridget's (K-8)  
The Steward School (K-12)

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

## TABLE OF FACTS:

**OWNER:** Charles E. Johnson, Jr., Trustee under the Charles E. Johnson, Jr. Separate Trust dated December 16, 2013

**LEGAL DESCRIPTION:** Windsor Farms L1 B2 & Strip

**DATE OF CONSTRUCTION:** 1945

**SQUARE FOOTAGE:** 6,047 square feet appraiser, which includes 317 square feet in finished basement area but does not include 486 sq ft heated/cooled space in furnace/utility room (*Prospective purchasers and/or their agents should confirm data*)

**ROOFING:** Slate, manufactured slate on addition, and copper

**HEATING:** 3-zone gas forced air + separate system in sunroom

**COOLING:** 3-zone central air.

**ELECTRICAL:** Circuit breakers

**DOMESTIC HOT WATER SUPPLY:** 74-gallon gas water heater

**WATER SUPPLY:** Public

**SEWAGE DISPOSAL:** Public

**TAXES:** \$17,004 in 2018

**AVAILABILITY:** Seller prefers to close on June 17<sup>th</sup>

### *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: \$1,695,000**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT A PROSPECTIVE PURCHASER SHOULD NOT RELY ON ITS ACCURACY IN MAKING A PURCHASE DECISION. NO WARRANTY IS INTENDED, EXPRESSED OR IMPLIED. PERSONS INTERESTED IN THIS PROPERTY SHOULD CONSULT THEIR OWN AUTHORITIES BEFORE MAKING A PURCHASE DECISION. ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ANY PROSPECTIVE PURCHASER. SCHOOL INFORMATION IS AS PROVIDED BY LOCAL MUNICIPAL AUTHORITIES, IS SUBJECT TO CHANGE, AND SHOULD BE CONFIRMED BY ANY PROSPECTIVE PURCHASER.

# ADDENDUM A

This Addendum to the Contract of Purchase, which is attached to and made a part of the contract of purchase (the Contract) dated \_\_\_\_\_, 20\_\_\_\_\_, between Charles E. Johnson, Jr., Trustee under the Charles E. Johnson, Jr. Separate Trust dated December 16, 2013 (Seller) and \_\_\_\_\_(Purchasers) for the sale of that certain real property and all improvements thereon located in Richmond, Virginia, and described in the Contract as 4605 Coventry Road provides as follows:

- A. If purchase offer is contingent upon financing, within 48 hours after loan application, Purchaser agrees to have his Lender supply to Seller or Seller's Agent, a letter stating that:
1. Loan application has been made and all necessary paperwork required by the Lender has been completed by Purchaser,
  2. Funds for credit report and appraisal have been paid to lending institution by Purchaser, credit report and all required verifications have been received and deemed acceptable by lending institution, and
  3. Lender sees no reason why loan should not be granted to Purchaser, subject to credit report and appraisal.

If information referenced above is not received, or is not acceptable to Seller, then, upon written notification to Purchaser by Seller, Seller may void this Contract at no penalty to either Party.

- B. Any items of personal property which may be included in the Contract shall be conveyed in "as is" condition. All fireplaces, fireplace flues, and chimneys, landscape lighting system, and pool heating system (no fuel source exists for propane pool heater and Seller provides no warranty as to heater functionality) shall be conveyed in "as-is" condition. All light fixtures and washer/dryer shall be conveyed. Should any radon test result come in below the 4pC/L level at which Federal guidelines recommend remediation, no remediation shall be required of Seller. Any required appraisal shall be completed and results provided to Seller within 30 days of Contract ratification or no fewer than 14 days prior to settlement date on Contract, whichever is sooner. Purchaser agrees to wire any down payment funds to closing agent prior to settlement. With the exception of any contractually-required wood-destroying insect inspection, Seller shall not be required by Purchaser to do any inspections of Property; inspections shall be the exclusive purview of the Purchaser, and Purchaser shall be expected to complete all such inspections within any contractually allotted inspection period.

- C. Seller and/or Seller's agents do not warrant the square footage of Property or any structure on Property. If square footage/size is a material consideration, it is Purchaser's responsibility to measure Property. Neither Seller nor Seller's agents warrant any property information included in the property information brochure. If any such information is a material consideration to Purchaser, it is Purchaser's responsibility to confirm such data.

- D. These clauses shall control if in conflict with another clause(s) in Contract:

a) Should wood infestation inspection referenced in Contract reveal damage from termites or other wood destroying insects or organisms, Seller shall be required to repair such damage only if it is determined by a licensed building contractor to adversely affect the structural integrity of the building.

b) With regard to any inspection contingency (not to include wood destroying insect/termite clauses), Seller shall specifically have the right to repair defects or credit the cost to cure such defects to Purchaser at settlement. Only if Seller declines to correct or credit the cost of such defects shall either Party shall gain the right to terminate under the remaining terms of the contingency. The term "defects" as used in Contract shall mean (i) a condition which impairs the normal stability, safety or use of any improvements (buildings) on the Property, or (ii) damage to any part of the improvements, but shall exclude any cosmetic flaws, antiquated systems or grandfathered components that are in working order but would not comply with current building code if constructed or installed today.

c) All Parties agree that any clause regarding a mediation requirement shall be deleted from Contract.

Witness the following signatures and seals on \_\_\_\_\_:

\_\_\_\_\_(SEAL)  
Seller

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
Purchaser Purchaser