

**92 KINLOCH LANE**  
**MANAKIN-SABOT, VIRGINIA 23103**

**FIRST LEVEL:** 10'+ CEILINGS. HARDWOOD FLOORING.

**ENTRANCE HALLWAY:** 11'5" x 9'4" VAULTED CEILING. LOVELY ARCHED WOODEN FRONT DOOR. CHANDELIER. COAT CLOSET. FRENCH DOORS OPEN TO OFFICE/DEN.

**OFFICE/DEN:** 15'6" x 15' 14' CEILING. BOX BAY WINDOW WITH TRANSOMS. MASONRY FIREPLACE WITH ABSOLUTE BLACK GRANITE SURROUND AND GAS STONES. CUSTOM BOOKSHELVES WITH CABINERY BELOW.

**DINING ROOM:** 16'2" x 14' MULTI-MEMBER CROWN MOULDINGS. TRAY CEILING. CHANDELIER. RECESSED LIGHTING. FRENCH DOORS OPEN TO BLUESTONE TERRACE.

**LIVING ROOM:** 127'6" x 19'2" STUNNING COFFERED 12' CEILING. MASONRY FIREPLACE WITH RAISED PANEL MANTELPIECE AND MARBLE SURROUND. GAS LOGS. PAIR OF FRENCH DOORS WITH TRANSOMS OPENS TO SUNROOM. BUTLER'S PANTRY WITH WET BAR + ICEMAKER WITH GLASS FRONT CABINERY ABOVE. RAISED PANEL ENTRANCE TO KITCHEN.

**HALLWAY:** WITH OPEN STAIRCASE TO SECOND LEVEL. COAT CLOSET. MEDIA CLOSET. POWDER ROOM.

**POWDER ROOM:** DOUBLE CROWN MOULDINGS. VANITY WITH GRANITE COUNTERTOP. CHANDELIER.

**KITCHEN:** 15'6" x 14' CUSTOM CABINERY BY KITCHEN DESIGNWORKS WITH RAISED PANEL BEADED INSERT DOORS AND DRAWERS WITH PULL-OUTS. ISLAND WITH GLAZED CHERRY FINISH CABINERY + SUB-ZERO ICEMAKER AND DOUBLE SINK. MIELE DISHWASHER. 36" SUB-ZERO REFRIGERATOR. WOLF 5-BURNER PROFESSIONAL GAS RANGE TOP. GE ADVANTIUM WALL OVEN. WOLF CONVECTION OVEN. WOLF WARMING DRAWER. PANTRY DESIGNED BY CLOSET FACTORY. PAIR OF BUILT-IN CHINA CABINETS FLANK THE ENTRANCE TO THE FAMILY ROOM. PAIR OF PENDANT LIGHTING OVER ISLAND. UNDER CABINET LIGHTING. RECESSED LIGHTING.

**CASUAL DINING AREA:** 14' x 12' VAULTED CEILING. WINDOWS WITH TRANSOMS ABOVE. CHANDELIER. DOOR OPENS TO SUNROOM.

**SUNROOM:** 27'6" x 12' ENJOYABLE ALL SEASONS! BLUESTONE FLOORING. MASONRY FIREPLACE WITH RAISED BRICK HEARTH AND OAK BEAM MANTLE. TONGUE & GROOVE CEILING WITH VELUX SKYLIGHTS. CEILING FANS. RECESSED LIGHTING. MINI-SPLIT HVAC. FRENCH DOOR OPENS TO REAR BLUESTONE TERRACE + GRILLING STATION.

**MASTER BEDROOM:** 17'3" x 16' PRIVATE ENTRYWAY INTO MASTER SUITE WITH CUSTOM DISPLAY CABINET. MULTI-MEMBER CROWN MOULDINGS. SITTING AREA WITH TRIPLE BOXED BAY WINDOW. WALK IN CLOSET. PLANTATION SHUTTERS. TRAY CEILING WITH CHANDELIER. FRENCH DOOR WITH TRANSOM OPENS TO SUNROOM.

**ENSUITE BATH:** FRESHLY RENOVATED. CREMA MARFIL MARBLE FLOORING. THERAPY JETTED TUB. TWO VANITIES WITH QUARTZ COUNTERTOPS AND STORAGE BELOW. MARBLE TILED SHOWER WITH BENCH AND SHELF. PRIVATE WATER CLOSET.

**LAUNDRY:** CERAMIC FLOORING. BUILT-IN CABINETY. WASHER AND DRYER CONNECTIONS. LAUNDRY SINK. LINEN CLOSET.

**SECOND LEVEL:** 9' CEILINGS. HARDWOOD FLOORING.

**LOFT:** 19'7" x 14' DORMER WINDOWS. RECESSED LIGHTING.

**BEDROOM #2:** 16' x 13'1" DORMER WINDOW. WALK-IN CLOSET. CEDAR CLOSET. CEILING FAN WITH LIGHT.

**EN-SUITE BATH:** CERAMIC FLOORING. SHOWER WITH CERAMIC SURROUND AND SEAT. DOUBLE VANITY WITH GRANITE COUNTERTOP AND STORAGE BELOW.

**BEDROOM #3:** 15' x 13'9" WALK-IN CLOSET. ACCESS TO STORAGE ROOM. CEILING FAN WITH LIGHT.

**EN-SUITE BATH:** CERAMIC FLOORING. TUB/SHOWER WITH CERAMIC SURROUND. DOUBLE VANITY WITH GRANITE COUNTERTOP AND CABINETY BELOW. LINEN CLOSET.

**BEDROOM #4:** 15'5" x 12' TWO WALK-IN CLOSETS. CEILING FAN. LAUNDRY CLOSET WITH WASHER/DRYER HOOK-UP.

**EN-SUITE BATH:** CERAMIC FLOORING. SHOWER WITH CERAMIC SURROUND. VANITY WITH GRANITE COUNTERTOP AND STORAGE BELOW.

**RECREATION ROOM/MEDIA ROOM:** 28'6" x 12'7" DORMER WINDOWS. CEILING FAN. RECESSED LIGHTING. SOUNDPROOFING. ACCESS TO PULL-DOWN ATTIC.

**GARAGE:** ATTACHED THREE-CAR WITH THREE INSULATED CARRIAGE-STYLE DOORS. EPOXY FLOOR. CABINETY. LAUNDRY HOOK-UPS. DOOR TO EXTERIOR.

## **EXTERIOR:**

LOCATED ON A TRANQUIL CUL-DE-SAC IN KINLOCH  
FOUR SIDES TUMBLED BRICK WITH HARDI-SHINGLE ACCENTS  
VERMONT NATURAL SLATE SHINGLE ROOF  
MARTIN BIRD HOUSES WITH DECORATIVE BRACKETS FEATURED ON FRONT GABLES  
SOLDIER BRICK COURSE ACCENT ON FRONT GABLES  
PAVED DRIVEWAY WITH BELGIAN BLOCK BORDER  
FRONT & REAR BLUESTONE TERRACES AND WALKWAYS  
IRRIGATION SYSTEM  
INVISIBLE FENCE

## **SPECIAL FEATURES:**

EXQUISITE CRAFTSMANSHIP BY BUILDER, JOHN W. MONTAGUE, JR.  
10', 12' & 14' CEILINGS ON 1<sup>ST</sup> FLOOR  
8' TALL INTERIOR DOORS THROUGHOUT THE MAIN LEVEL  
NEWLY UPDATED MASTER BATH BY CHESTERFIELD TILE  
SOUNDPROOFING BETWEEN MASTER SUITE AND LIVING ROOM  
PELLA ARCHITECTURAL SERIES ALUMINUM CLAD WINDOWS THROUGHOUT  
CENTRAL VACUUM  
DUAL SECURITY SYSTEM: BECKER & ELLINGTON + MOUNTED RING SYSTEM  
SURROUND SYSTEM  
RINNAI TANKLESS HOT WATER HEATER  
GENERAC 16 KW BACKUP GENERATOR POWERED BY NATURAL GAS  
CONDITIONED CRAWL SPACE WITH CONSTANT DUTY FAN

## **PERTINENT NEIGHBORHOOD INFORMATION:**

LOCATED ON ONE OF THE MOST ESTABLISHED STREETS IN KINLOCH  
([WWW.KINLOCHVA.COM](http://WWW.KINLOCHVA.COM)) WITH VIEWS OF KINLOCH LAKE  
STEPS AWAY FROM KINLOCH GOLF CLUB (FOR MEMBERSHIP INFORMATION:  
[WWW.KINLOCHGOLFCLUB.COM](http://WWW.KINLOCHGOLFCLUB.COM))  
MINUTES FROM HERMITAGE COUNTRY CLUB + RICHMOND COUNTRY CLUB  
WITHIN CLOSE PROXIMITY TO 288, SHORT PUMP SHOPPING AREA + WEST CREEK  
MEDICAL CENTER  
ONLY 10 MINUTES TO WEGMANS

## **PUBLIC SCHOOLS:**

RANDOLPH ELEMENTARY SCHOOL  
GOOCHLAND MIDDLE SCHOOL  
GOOCHLAND HIGH SCHOOL

## TABLE OF FACTS:

**OWNERS:** RICKY OTEY AND ADRIENE WILSON-OTTEY

**LEGAL DESCRIPTION:** KINLOCH SECTION 2 0.562 AC LOT 3 OUT OF 58-31-1A  
11-1890 PB 19 66 R/S

**DATE of CONSTRUCTION:** 2009 BY JOHN W. MONTAGUE, JR. & SONS

**SQUARE FOOTAGE:** 5,459 SQUARE FEET PER APPRAISER

**ROOFING:** SLATE WITH STANDING SEAM COPPER ROOF OVER SUNROOM

**HEATING:** 2-ZONE: GAS FURNACE ON 1ST FLOOR, HEAT PUMP ON 2<sup>ND</sup> FLOOR WITH  
5 THERMOSTATS FOR OPTIMAL PERSONAL COMFORT ZONES

**HEAT SOURCE:** NATURAL GAS AND ELECTRIC

**COOLING:** 2-ZONE

**WATER/SEWER:** PUBLIC

**TAXES:** \$7,186

**HOA:** \$926. ANNUALLY INCLUDES TRASH COLLECTION TWICE WEEKLY

### NOTE TO REALTORS:

*ALTHOUGH NO KNOWN DEFECTS, FIREPLACE CHIMNEY & FLUES CONVEY "AS-IS".  
THE FOLLOWING CONVEY: ALL MOUNTED TVs, WINDOW TREATMENTS, WASHER/DRYER,  
WEIGHT SET AND SOUND SYSTEM.*

### BETSY DOTTERER

JOYNER FINE PROPERTIES  
804-839-5907

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

WWW.BETSYDOTTERER.COM

**PRICE: \$1,275,000.**

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**LUXURY AND WARMTH ARE COMBINED TO CREATE THE PERFECT AMBIANCE IN THIS EUROPEAN-STYLE MASTERPIECE (5459 SQ. FT.) DESIGNED BY JOHN W. MONTAGUE, JR. EXQUISITE OLD-WORLD CRAFTSMANSHIP IS REFLECTED IN A SOARING 12' COFFERED CEILING (FAMILY ROOM), RICH MOULDINGS & LUSH ARCHITECTURAL DETAILS THROUGHOUT. DAZZLING CHEF'S KITCHEN WITH SUB-ZERO, WOLF + MIELE APPLIANCES AND SUN-FILLED CASUAL DINING AREA OPENS SEAMLESSLY INTO THE FAMILY ROOM. SUNROOM WITH MASONRY FIREPLACE + BLUESTONE FLOORING OVERLOOKS THE REAR TERRACE WITH GRILLING STATION. PRIVATE FIRST FLOOR MASTER SUITE WITH A FRESHLY AND BEAUTIFULLY UPDATED MARBLE BATH. 3 ADDITIONAL BEDROOMS, ALL WITH EN-SUITE BATHS AND GENEROUS CLOSETS, OPEN TO A LOFT/READING ROOM + EXERCISE STUDIO/MEDIA ROOM COMPLETE THE SECOND LEVEL. THREE CAR GARAGE. BLUESTONE TERRACES & WALKWAYS MEANDER AROUND THE LUSHLY LANDSCAPED YARD WITH VIEWS OF KINLOCH LAKE. STEPS AWAY FROM NATIONALLY ACCLAIMED, KINLOCH GOLF CLUB.**

**THIS IS TRULY A METICULOUSLY MAINTAINED GEM!**