

**1004 MIDDLE QUARTER COURT**  
~MIDDLE QUARTER IN HENRICO COUNTY~

**FIRST LEVEL:** 10' CEILINGS

**ENTRANCE HALLWAY:** 15' x 14'3" DRAMATIC 2-STORY ENTRANCE. MARBLE FLOORING. TURNED STAIRCASE TO SECOND LEVEL. DOUBLE WOODEN FRONT DOORS. PALLADIAN WINDOW. CHANDELIER. COAT CLOSET. OPENS TO FORMAL ROOMS.

**LIVING ROOM:** 17'6" x 15'6" HARDWOOD FLOORING. MULTI-MEMBER CROWN MOULDINGS. CHAIR RAIL WITH FRAME MOULDINGS BELOW. MASONRY FIREPLACE WITH MARBLE HEARTH AND SURROUND. GAS LOGS. DECORATIVE MANTEL.

**DINING ROOM:** 17'6" x 15'6" HARDWOOD FLOORING. MULTI-MEMBER CROWN MOULDINGS. CHAIR RAIL. MASONRY FIREPLACE WITH MARBLE HEARTH AND SURROUND. GAS LOGS. RAISED PANELED CHIMNEY BREAST. CUSTOM SHELVING WITH CABINETY BELOW. CHANDELIER.

**OFFICE/STUDY:** 15'6" x 14'6" CARPETING. MULTI-MEMBER CROWN MOULDINGS. GRANITE-TOPPED WET BAR WITH CABINETY. MINI FRIDGE. RECESSED LIGHTING.

**FAMILY ROOM:** 23' x 22' HARDWOOD FLOORING. MULTI-MEMBER CROWN MOULDINGS. MASONRY FIREPLACE WITH MARBLE HEARTH AND SURROUND. GAS LOGS. MANTEL WITH FLUTED MOULDINGS. CUSTOM SHELVING WITH CABINETY. FRENCH DOORS WITH TRANSOMS ABOVE OPEN TO BRICK TERRACE AND POOL AREA. RECESSED LIGHTING. CEILING FAN WITH LIGHT. OPENS TO INFORMAL DINING AREA AND KITCHEN.

**KITCHEN:** 18'6" x 17'3" CERAMIC TILE FLOORING. MULTI-MEMBER CROWN MOULDINGS GRANITE COUNTERTOPS AND TILE BACKSPLASH. CUSTOM CABINETY. GRANITE TOPPED ISLAND WITH BAR SEATING AND STORAGE BELOW. THERMADOR GAS COOKTOP WITH GRIDDLE. DACOR VENT HOOD. POT FILLER. SUB-ZERO REFRIGERATOR/FREEZER WITH ICE AND WATER DISPENSER. MIELE WALL OVEN, MICROWAVE AND WARMING DRAWER. FISHER & PAYKEL 2-DRAWER DISHWASHER. KITCHENAID TRASH COMPACTOR. MIELE COFFEE MAKER. DOUBLE SINK WITH DISPOSAL. BUILT-IN BUFFET WITH GRANITE TOP AND CERAMIC BACKSPLASH. GLASS FRONT CABINETY ABOVE BUFFET AND BUILT-IN SHELVING. PANTRY. HANGING LIGHT FIXTURE OVER ISLAND. RECESSED LIGHTING.

**INFORMAL DINING ROOM:** 17'3" x 12'3" CERAMIC TILE FLOORING. MULTI-MEMBER CROWN MOULDINGS. TRIPLE WINDOW OVERLOOKING POOL AREA. CHANDELIER. EXTERIOR DOOR LEADS TO BRICK TERRACE.

**MASTER BEDROOM:** 22'9" x 17'6" CARPETING. TRAY CEILING WITH LIGHTING. MULTI-MEMBER CROWN MOULDINGS. CHANDELIER AND RECESSED LIGHTING. DOUBLE DOORS OPEN TO MASTER BATHROOM.

**MASTER BATH:** TILE FLOORING. MULTI-MEMBER CROWN MOULDINGS. LARGE STEAM SHOWER WITH MULTIPLE SHOWER HEADS AND FRAMELESS GLASS DOOR. DOUBLE VANITIES WITH GRANITE TOPS AND STORAGE BELOW. OVAL SHAPED JETTED TUB WITH CERAMIC SURROUND. PRIVATE WATER CLOSET. PALLADIAN WINDOW OVERLOOKS POOL AREA. LARGE WALK-IN CLOSET WITH CUSTOM SHELVING.

**REAR ENTRANCE & HALLWAY:** LOCATED OFF KITCHEN. CERAMIC FLOORING. MULTI-MEMBER CROWN MOULDINGS. REAR STAIRCASE TO SECOND LEVEL. ACCESS TO 3-CAR GARAGE.

**FULL BATH:** CERAMIC FLOORING. LARGE SHOWER WITH CERAMIC SURROUND AND FRAMELESS GLASS DOOR. GRANITE-TOPPED VANITY WITH STORAGE BELOW. LINEN CLOSET.

**LAUNDRY ROOM:** 10' x 8' TILE FLOORING. WHIRLPOOL FRONT LOAD WASHER AND DRYER WITH PEDESTALS. GRANITE-TOPPED CABINETS WITH CABINETS ABOVE. LAUNDRY SINK. LARGE CLOSET.

**SECOND LEVEL:** 9' CEILINGS

**MASTER BEDROOM #2:** 22'6" x 16'3" CARPETING. RECESS LIGHTING. CEILING FAN WITH LIGHTS.

**MASTER BATH #2:** CERAMIC FLOORING. LARGE SHOWER WITH CERAMIC SURROUND AND FRAMELESS SHOWER DOOR. GRANITE-TOPPED DOUBLE VANITY WITH STORAGE BELOW. LARGE OVAL JETTED TUB WITH CERAMIC SURROUND. PRIVATE WATER CLOSET. LARGE WALK-IN CLOSET WITH ACCESS TO ADDITIONAL STORAGE AREA.

**BEDROOM #3:** 18' x 17'9" CARPETING. WALK-IN CLOSET.

**EN-SUITE BATH:** CERAMIC FLOORING. JETTED TUB WITH SHOWER. VANITY WITH STORAGE BELOW. LINEN CLOSET.

**BEDROOM #4:** 16'3" x 15' CARPETING. TWO DOUBLE CLOSETS. CEILING FAN WITH LIGHT. DIRECT ACCESS TO HALL BATH.

**BEDROOM #5:** 15'6" x 14'6" CARPETING. WALK-IN CLOSET. DIRECT ACCESS TO HALL BATH.

**EN-SUITE BATH:** CERAMIC FLOORING. JETTED TUB WITH SHOWER. VANITY WITH STORAGE BELOW.

**HALL BATH:** CERAMIC FLOORING. TUB/SHOWER WITH CERAMIC SURROUND. VANITY WITH STORAGE. ACCESS TO HALLWAY AND AU PAIR/IN-LAW SUITE.

**2<sup>ND</sup> LAUNDRY ROOM:** 9' x 5'3" CERAMIC FLOORING. STACK WASHER/DRYER. LAUNDRY SINK.

**AU PAIR/IN-LAW SUITE WITH KITCHEN:** 26' x 16' HARDWOOD FLOORING. GRANITE COUNTERTOPS WITH CERAMIC BACKSPLASH. GE ELECTRIC COOKTOP. MAYTAG SIDE-BY-SIDE REFRIGERATOR FREEZER WITH ICE AND WATER DISPENSER. GE WALL OVEN. GE BUILT-IN MICROWAVE. CUSTOM CABINETRY. CHANDELIER AND PENDANT LIGHTING. CEILING FAN WITH LIGHT. WALK-IN CLOSET. PRIVATE STAIRCASE LEADS TO FIRST LEVEL.

**BEDROOM #6:** 16' x 12'9" HARDWOOD FLOORING. VAULTED. CEILING FAN WITH LIGHT.

**THIRD LEVEL:** 32' x 48' EXERCISE STUDIO/REC ROOM: CARPETING. GOOD STORAGE. WALK-IN CLOSET.

**EXTERIOR:**

FULLY FENCED REAR YARD  
SALTWATER AND HEATED GUNITE POOL  
BRICK TERRACE  
CIRCULAR FRONT DRIVEWAY  
LOCATED ON A PRIVATE CUL-DE-SAC IN DESIRABLE MIDDLE QUARTER

**SPECIAL FEATURES:**

BUILT BY STEVE HARMON  
ALL BRICK EXTERIOR  
3-CAR SIDE ENTRY GARAGE  
GENEROUS MOULDINGS THROUGHOUT  
1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR MASTER SUITES  
IN-LAW OR AU PAIR SUITE WITH FULL KITCHEN  
1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR LAUNDRY ROOMS  
VACUFLO CENTRAL VACUUM

**PERTINENT NEIGHBORHOOD INFORMATION:**

LOCATED SOUTH OF RIVER ROAD IN THE NEIGHBORHOOD OF MIDDLE QUARTER  
POSITIONED ON A PRIVATE CUL-DE-SAC NEAR THE JAMES RIVER  
MINUTES AWAY FROM THE COUNTRY CLUB OF VIRGINIA JAMES RIVER CLUB  
WITHIN CLOSE PROXIMITY OF COLLEGIATE SCHOOL, STEWARD SCHOOL & MAYBEURY ELEMENTARY

**PUBLIC SCHOOLS:**

MAYBEURY ELEMENTARY SCHOOL  
TUCKAHOE MIDDLE SCHOOL  
FREEMAN HIGH SCHOOL

## TABLE OF FACTS:

**OWNER:** FRAZIER T. BOYD, III

**LEGAL DESCRIPTION:** MIDDLE QUARTER SC B BL A LT 9A

**ACREAGE:** 1.193 ACRES

**DATE OF CONSTRUCTION:** 2006

**SQUARE FOOTAGE:** 7,007 SQUARE FEET + 1563 UNFINISHED ON 3<sup>RD</sup> LEVEL  
PER APPRAISER

**ROOFING:** COMPOSITION

**HEATING:** FORCED HOT AIR AND HEAT PUMP: 3 ZONES

**HEAT SOURCE:** NATURAL GAS AND ELECTRIC: 3 ZONES

**COOLING:** CENTRAL AIR

**WATER/SEWER:** PUBLIC

**HOA FEE:** \$600. ANNUALLY

**TAXES:** \$13,380

### NOTE TO REALTORS:

*ALTHOUGH NO KNOWN DEFECTS, HOT TUB, WASHER/DRYER, FIREPLACE CHIMNEYS &  
FLUES CONVEY "AS-IS".*

### BETSY DOTTERER

JOYNER FINE PROPERTIES

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

WWW.BETSYDOTTERER.COM

**PRICE: \$1,495,000.**

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