

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 1ST 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) WITH VIEWS OF KINLOCH LAKE
STEPS AWAY FROM KINLOCH GOLF CLUB (FOR MEMBERSHIP INFORMATION:
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-OTY

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 2ND 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

WWW.BETSYDOTTERER.COM

PRICE: \$1,199,000.

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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!