

14854

**Elliot Ridge Way**

Glen Allen, VA

**Joyner Fine Properties**















Joyner Fine Properties Presents:

**1 4 8 5 4**

# Elliot Ridge Way

Glen Allen, VA

Undeniably, a labor of ingenuity and love that combines historic elements sourced throughout the country with modern and thoughtful design.

# NOTEWORTHY FEATURES

Custom designed by Kristi Lane of Visible Proof & Peter Fraser of Fraser

Design & constructed by Mark Franko Custom Building

3 acre lot with South Anna River frontage: enjoy all seasons with unspoiled views and listen to the vibrant sounds of nature

Sturdy white and red oak flooring sourced from an old church in Ohio

Hand hewn beams garnered from a barn dating from mid 1800s

Stone hearths selected from quarry in upstate New York

Saddles that support beams hand made locally to match historic form

Kitchen island with engrain walnut top which is a formidable work surface preferred by butchers and chefs

Custom copper lantern lighting created by local coppersmith

Sonos surround system inside and out

Steps away from The Federal Club golf course & 12 minutes to Innsbrook





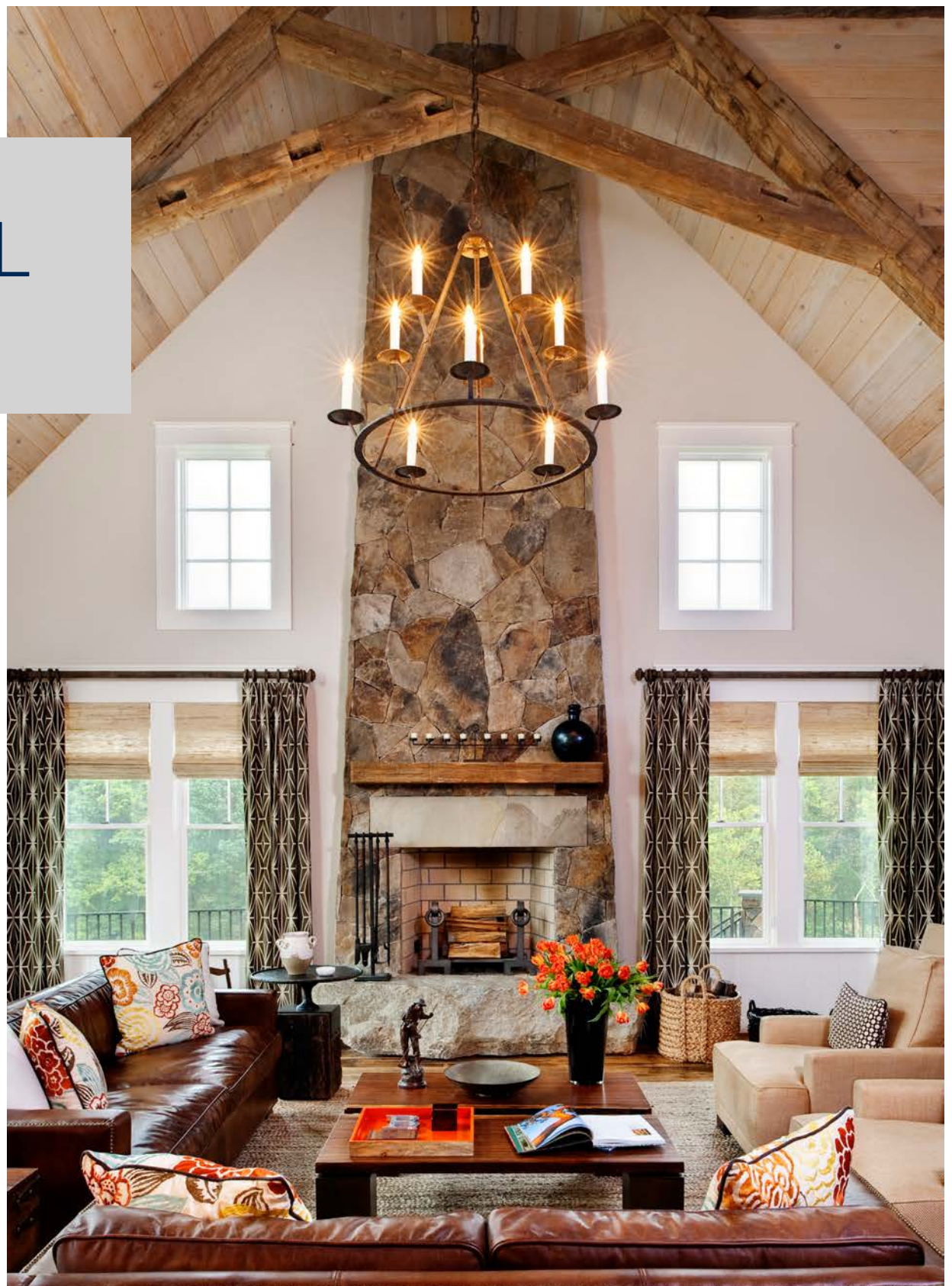
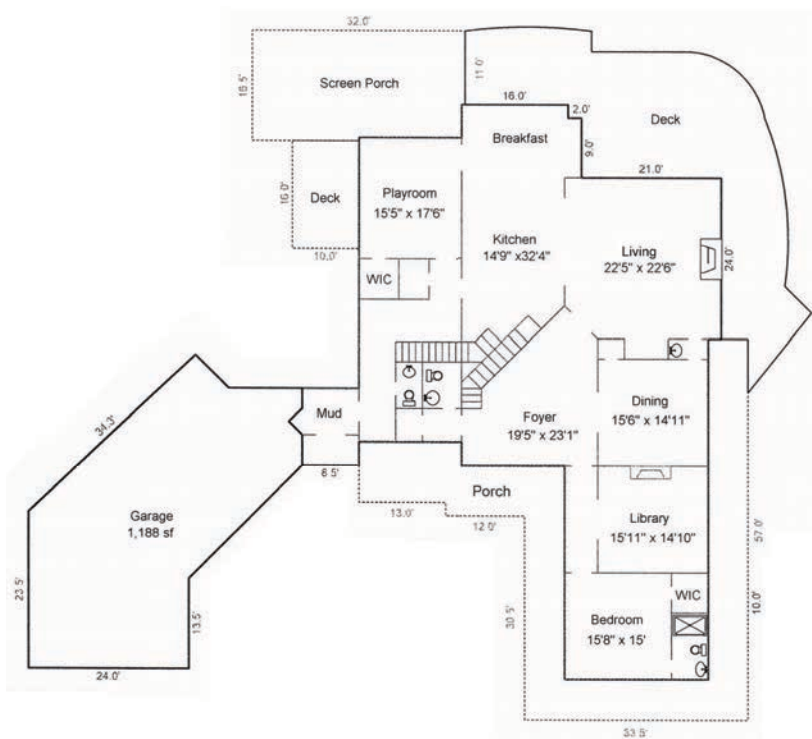






# MAIN LEVEL

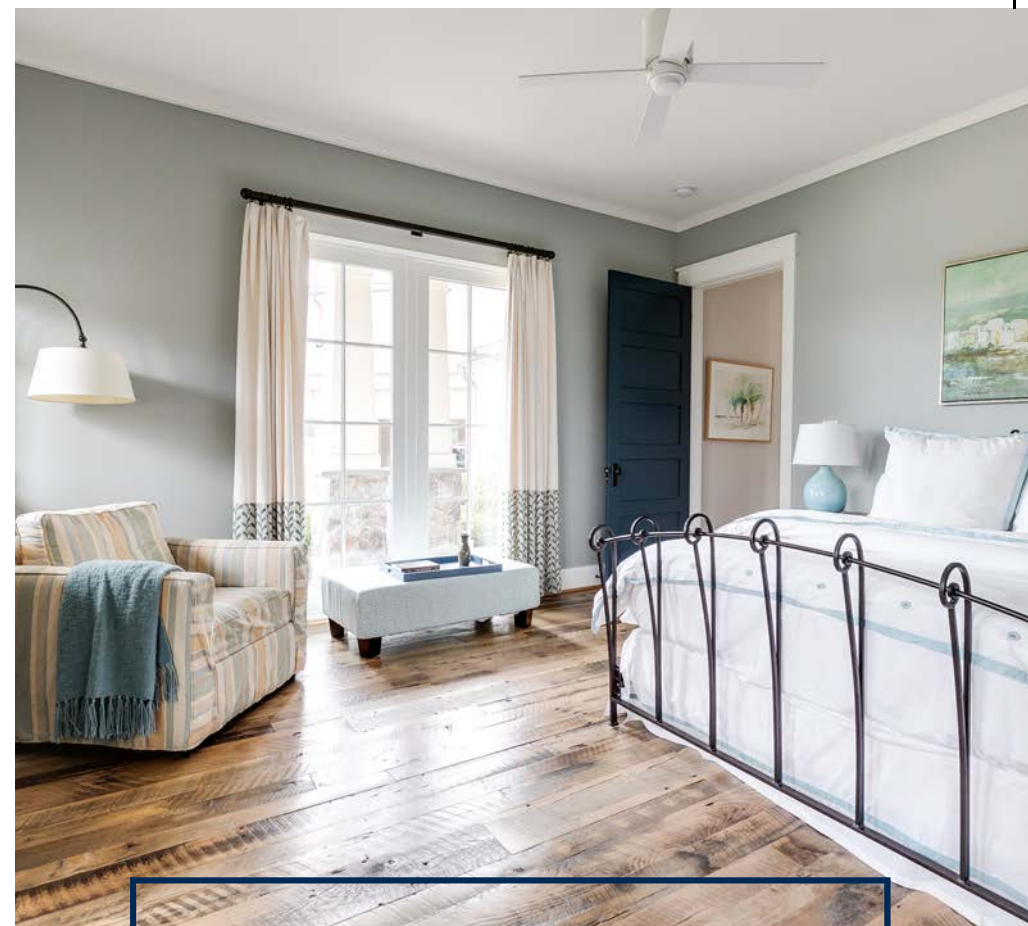
3,330 SQ FT











## MAIN LEVEL HIGHLIGHTS

STUNNING VIEWS OF GROUNDS

2-STORY FAMILY ROOM

PRIVATE BEDROOM SUITE

STUDY WITH LIBRARY SHELVING

3-SEASON ROOM WITH WOLF

GRILL + FIREPLACE

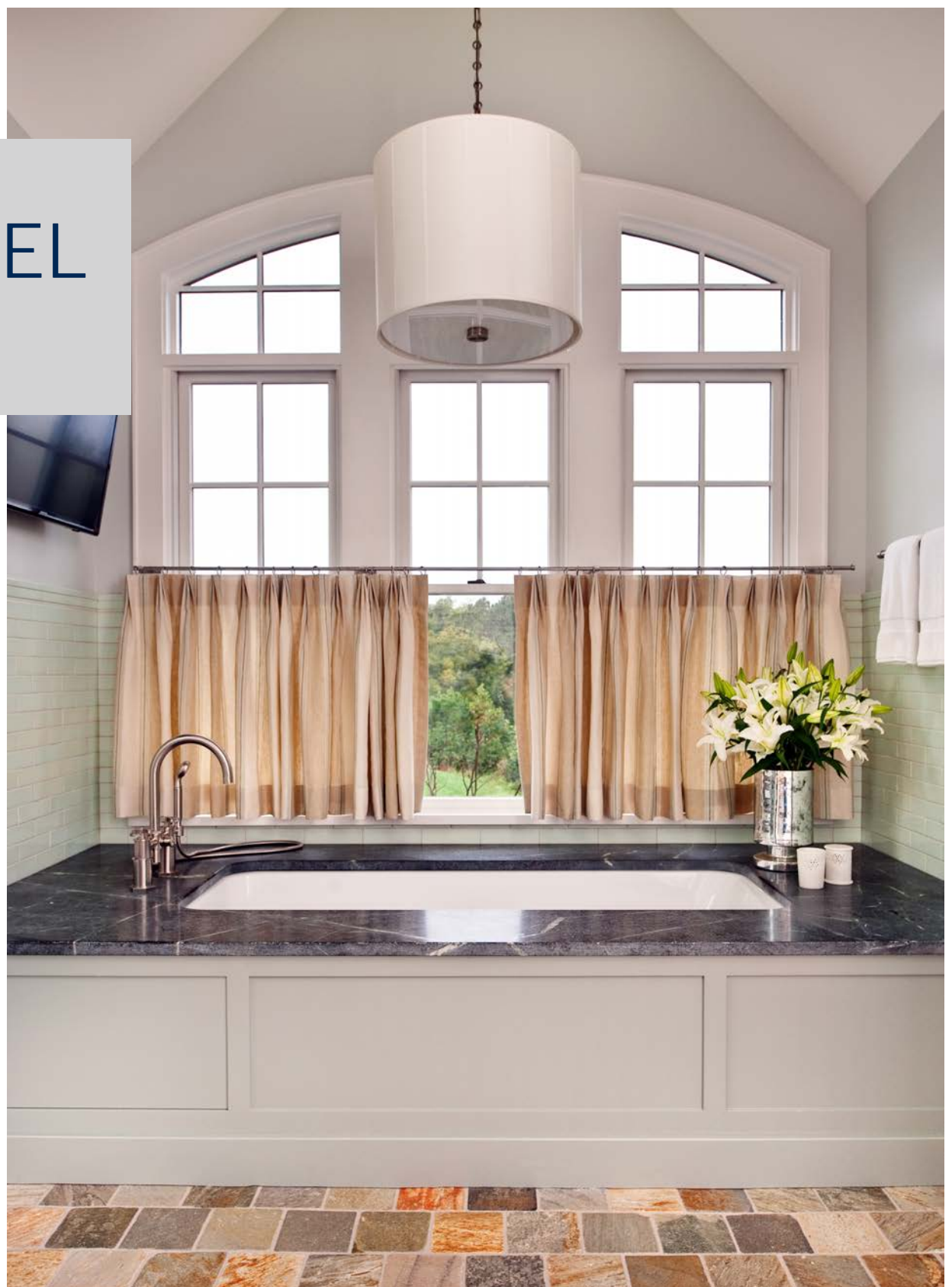
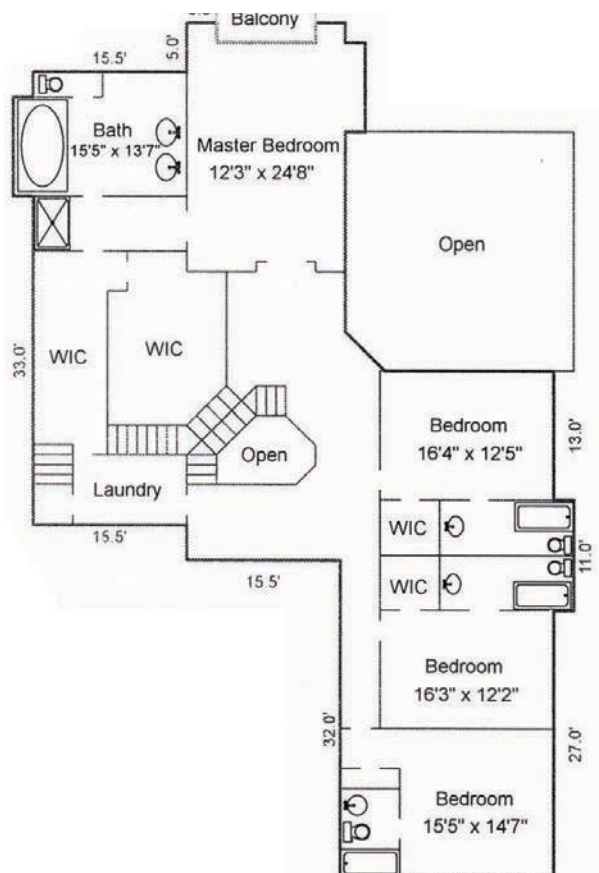






## SECOND LEVEL

2,704 SQ FT











# SECOND LEVEL HIGHLIGHTS

HALLWAY WINDOW SEAT  
MASTER SUITE WITH JULIET  
BALCONY

4 ADDITIONAL BEDROOMS ALL  
WITH ENSUITE BATHS  
LAUNDRY ROOM WITH SINK  
WALK-UP ATTIC

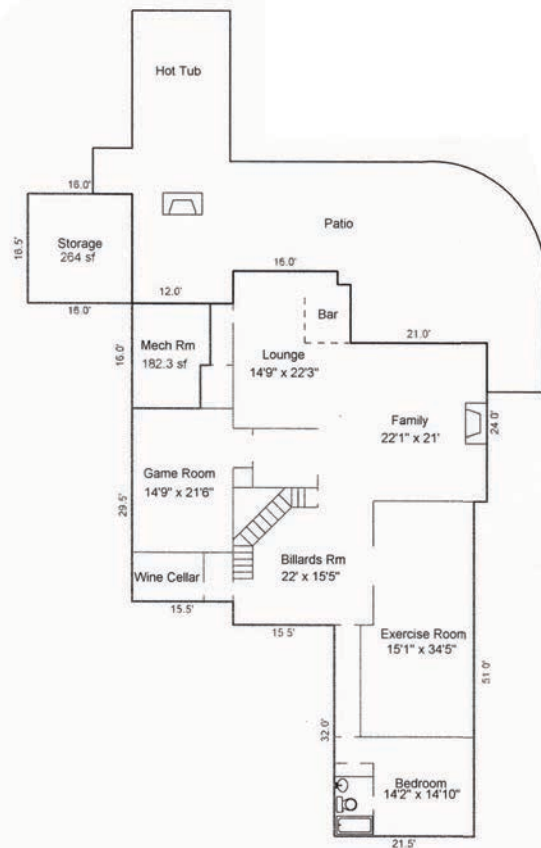






# LOWER LEVEL

3,044 SQ FT







# LOWER LEVEL HIGHLIGHTS

WALK-OUT WITH COVERED  
TERRACE & FIREPLACE

STONE FLOORING

BAR WITH INSIDE/OUTSIDE  
SEATING

BEDROOM #6 WITH BATH

EXERCISE STUDIO + MEDIA ROOM







# EXTERIOR

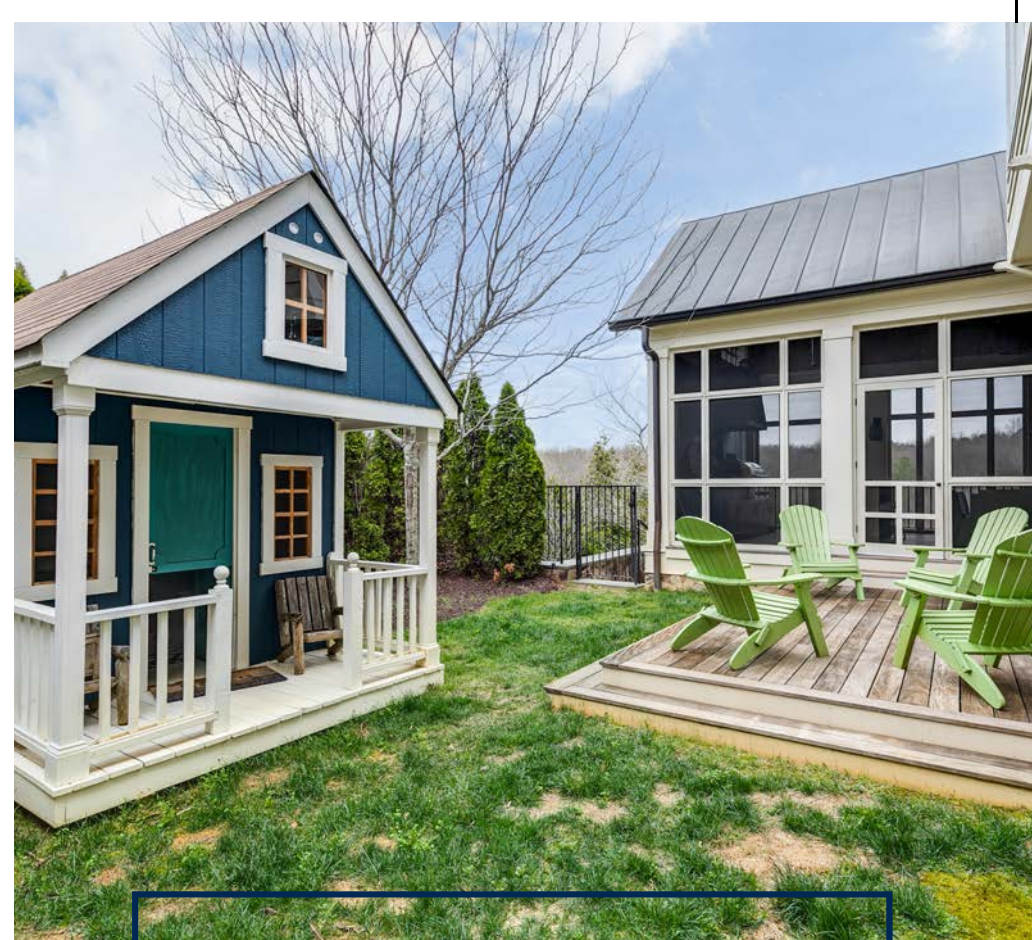
2.903 ACRES











# EXTERIOR HIGHLIGHTS

FRONTS SOUTH ANNA RIVER  
HARDIPLANK & STONE EXTERIOR  
3-CAR GARAGE  
HEATED INFINITY POOL  
SECOND LEVEL WRAP AROUND  
DECK



# PROPERTY SPECIFICS

Legal Description: Mountain Run Sec 4 Lot 40

Date of Construction: 2013

Square Footage: 9,078 square feet per appraiser

Roofing: Grand Manor

Heating: 5-zone gas forced air

Cooling: 5-zone central air

Water/Sewer: Private water system for Development / Public sewer

HOA: \$1300 annually

Taxes: \$13,329.

South Anna Elementary~Liberty Middle~Patrick Henry High

## **NOTE TO REALTORS:**

Although no known defects, fireplace chimneys & Flues convey “as-is”.  
Dining Room chandelier does not convey. All window treatments convey.





[www.BetsyDotterer.com](http://www.BetsyDotterer.com)



BETSY DOTTERER  
REALTOR

804.839.5907  
319 Maple Ave  
Richmond, VA 23226  
[Betsy.Dotterer@Joynerfp.com](mailto:Betsy.Dotterer@Joynerfp.com)

