

14854 Elliot Ridge Way

Glen Allen, VA 23059

Noteworthy Features:

Custom designed by Kristi Lane of Visible Proof & Peter Fraser of Fraser Design and constructed by Mark Franko Custom Building

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

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

Hand hewn beams from a barn dating back to 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

Steps away from The Federal Club golf course & 15 minutes to Innsbrook

First Level: 10' ceilings. Reclaimed wood wide plank random width flooring. Custom trim. Custom 5-panel solid wood doors.

Entryway: 23.1 x 19.5 Custom ¾ lite oversized oak front doors. Double height ceiling. Custom paneled walls. Multi-member crown mouldings. Coat closet. Curved custom wood staircase to second level. Chandelier. Recessed lighting. Staircase to lower level.

Dining Room: 15.6 x 14.11 Custom ¾ height paneled walls with hand blocked Galbraith and Paul wallpaper above. Custom paneled wood ceiling with chandelier. Adjustable art lighting. French doors to covered porch.

Butler's Pantry: Wet bar with custom cabinetry + storage above and below. Waterworks antique copper sink and faucet. Green onyx tile backsplash. Leads to Living Room.

Living Room: 22.6 x 22.5 2-story vaulted ceiling with tongue and groove wood ceiling + hand hewn reclaimed oak beams. Beams held by custom metal brackets. Masonry fireplace with large raised solid stone hearth and 2-story stone chimney breast. Wooden mantel. Double barn door media cabinet. Clerestory windows. Glass doors leading to porch. Custom iron pendant light fixture. Opens to Kitchen. Views of grounds & river.

Kitchen: 32.4 x 14.9 Hand hewn reclaimed oak beams. Leathered granite countertops with bronze tile backsplash. Sub-Zero refrigerator/freezer with water and ice dispenser. Wolf 6-burner gas stove/oven with patinated bronze range hood. Miele dishwasher. Wolf convection wall oven. Wolf built-in microwave. Pot filler. Farmhouse sink with disposal. Cerused oak island with vertical grain walnut butcher block top and bronze strapping. Sub-Zero mini refrigerator. Antiqued copper vegetable sink and faucet. Integrated hidden outlets. Accent shelving for cookbooks. Large pendant lighting over island. Recessed lighting.

Informal Dining: Whitewashed wood paneled walls. Custom window seat with storage below + book shelving. Hand hewn reclaimed oak beam. Chandelier. Dutch door to screened porch. Private views of grounds & river.

Rec/Play Room: 17.6 x 15.5 Wooden ceiling. Walk-in storage closet with shelving. Sliding French doors to side yard and screened porch. Access to rear hallway. Ceiling fan. Recessed lighting.

Powder Room: Custom walnut vanity with antiqued limestone top and backsplash. Onyx vessel sink with Rocky Mountain wall mounted bronze sink faucet. Bronze pendants with capiz shell detail.

Office: 15.11 x 14.10 Custom full height library shelving with 1-1/2" full-thickness shelves. Built-in credenza with file storage and hidden printer space. Fireplace with full height tumbled marble block in a running bond pattern surround and soapstone flush hearth. Gas logs. Double pocket doors. French doors to covered porch. Coffered ceiling. Power/voice/data in floor.

Bedroom #5: 15.8 x 15 Crown mouldings. Walk-in closet. French doors to covered porch. Ceiling fan.

Bathroom #5: Limestone flooring. Large shower with limestone surround and bench seat. Frameless glass shower door. Vanity with storage below.

Mudroom: Custom built cubbies with bench seating. Walk-in storage closet. Pendant lighting. Access to garage.

Rear hallway: Custom desk with file drawers and cabinetry above. Walk-in pantry/storage closet. Rear staircase to second level. Exterior door to covered front porch. Children's hideaway under rear staircase. Recessed lighting.

Powder Room #2: Vanity with farmhouse sink and storage below.

Three Season Room: Screened. IPE wood decking. Vaulted ceiling with rough cut wood rafters + solid wood tongue and groove rafters. Copper wall backdrop for built-in Wolf grill and copper grill hood. Copper and concrete island with farmhouse sink with bar seating. Mini refrigerator and ice maker. Masonry fireplace with raised stone hearth and surround. Large pendant lighting and ceiling fan. Screened doors to deck, side deck and yard. Copper roof. Stunning views.

Second Level: 9' ceilings.

Hallway: Crown mouldings. Juliet balcony overlooks Living Room. Reading nook with two built-in twin size cushions + hidden storage below. Custom book shelving. Adjustable wall reading lights. Large pendant lights. Clerestory windows.

Master Bedroom: 24.8 x 12.3 Vaulted ceiling with beams. Double door entry. Upholstered headboard niche with recessed lighting. Custom built-in cabinets. Window seat. French doors to balcony. His and hers walk-in custom closets with hanging rods, drawers and shelving.

Master Bathroom: Heated herringbone stone flooring. Soapstone double vanity with storage below plus additional built-in cabinets. Large shower with handmade cracked glazed wall tiles, built-in wall niches with stone accents. Soapstone bench and hand shower. Thermostatic shower valve and diverter. Rain head shower. Soaking tub with soapstone surround, glazed wall tiles and hand shower. Private water closet. Ledge stone accent walls with sconces. Large pendant lighting.

Bedroom #2: 16.4 x 12.5 Crown mouldings. Walk-in closet. Hanging light fixture.

Bathroom #2: Marble flooring. Tub/shower with glazed subway tile surround. Vanity with storage below. Plantation shutters.

Bedroom #3: 16.3 x 12.2 Crown mouldings. Walk-in closet. Hanging light fixture.

Bathroom #3: Marble flooring. Tub/shower with glazed subway tile surround. Vanity with storage below. Plantation shutters.

Bedroom #4: 15.5 x 14.7 Crown mouldings. Double closet. Hanging light fixture.

Bathroom #4: Marble flooring. Tub/shower with glazed subway tile surround. Vanity with storage below. Medicine cabinet. Plantation shutters.

Laundry Room: Custom cabinetry with integrated basket storage. Quartz countertops. Large farmhouse utility sink. Pocket door separates master closet. Access to walk-up attic.

Lower Level:

Family Room: 21.1 x 21 Stone flooring. Beamed ceiling. Crown mouldings. Masonry fireplace with large solid stone hearth and stone chimney breast. Pendant and recessed lighting. Exterior glass door opens to covered porch and pool area.

Gathering Room/Lounge with Bar: 22.3 x 14.9 Metal bar with leathered granite countertops and bar seating. Reclaimed wood and ledge stone accent wall. Reclaimed wood ceiling. Custom cabinetry with GE Monogram dishwasher, mini refrigerator and ice maker. Waterworks antique copper sink and faucet. Lighting under shelving. Operable windows open to exterior bar with seating. Lounge style soft seating area adjacent to bar. Pendant lighting, sconces and recessed lighting. Exterior door opens to outside covered dining area and stone patio.

Powder Room: Stone flooring. Vanity with farmhouse sink. Crown mouldings.

Media/Game Room: 21'6" x 14.9 Double door entry. Carpeting. Recessed lighting. Wired for media.

Billiards Room: 22 x 15.5 Stone flooring. Crown mouldings. Wood columns and beam surrounds. Hanging light fixture. Recessed lighting.

Exercise Studio: 34.5 x 15.1 Double doors. Shock resistant rubber flooring. Full height mirrored wall. Crown mouldings. Wired cable TV mount. Ceiling mounted pull up bar. French doors to outside covered area and luxurious exterior shower stall. Recessed and pendant lighting.

Bedroom #6: 14.10 x 14.2 Carpeting. French door to covered patio. Ceiling fan.

Bathroom #6: Marble flooring. Tub/shower with ceramic surround. Marble topped vanity with storage below.

Wine Cellar: Bluestone flooring. Exposed concrete walls. Separate temperature/humidity control unit. Metal rack storage system. Wooden ceiling. Chandelier.

Exterior:

3-car attached garage with lawn equipment room + walk-up conditioned attic
Infinity-edged heated salt water pool with turn key automatic pool cover for easy access
Hot tub
Spectacular views from upper deck
Lower level covered stone terrace with fireplace
Exterior storage areas on lower level
Covered front porch
Partial generator covers all main areas including full kitchen use, lighting, heat/air for MBR, etc.
Outdoor shower

Public Schools:

South Anna Elementary School
Liberty Middle School
Patrick Henry High School

Table of Facts:

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 5-zone central air

Cooling: 5-zone central air

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

Taxes: \$13,329

Note to Realtors:

*Although no know defects, fireplace chimneys & flues convey "as-is".
Dining Room chandelier does not convey.
All window treatments convey.*

Offered for \$2,750,000.

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