

2028 Monument Avenue Richmond, VA 23220

Main Level: 10.10 ceilings. Heart-pine flooring. Heavy mouldings throughout.

Living Room: 18.5 x 11.7 Front door with leaded glass transom and side light. Custom book shelving. Heavy fluted columns open to Gathering Room. Pocket doors open to Dining Room. Plantation shutters. Chandelier. Recessed lighting.

Gathering Room: 18.5 x 8.2 Turned staircase with Juliet balcony leads to second level. Diamond paned window. Pocket doors to Family Room. Chandelier. Recessed lighting.

Dining Room: 17.6 x 14 Fireplace with tile hearth and surround. Decorative mantel. Pocket doors open to Family Room. Plantation shutters. Chandelier. Recessed lighting.

Family Room: 21.5 x 13.11 Multi-member mouldings. Bay window with plantation shutters. Two diamond paned accent windows. Ceiling fan. Recessed lighting. Access door to Kitchen.

Office: 14.2 x 12.3 Masonry fireplace with tile hearth and surround. Decorative mantel. Original glass front cabinet. Chandelier.

Kitchen: 26.1 x 19.5 Renovated in 2015. Honed leather granite countertops with ceramic backsplash. Wolf 6-burner gas stove with griddle, double oven and vent hood. Pot filler. Sub-Zero refrigerator/freezer. Samsung dishwasher. Dacor microwave. Farm-style sink with disposal. Sandstone topped island with bar seating, storage and vegetable sink with disposal. Three diamond paned windows. Built-in pantry. Coffered ceiling. Pendant lighting over island. Recessed lighting. Rear staircase to second level. Access to side slate terrace.

Casual Dining Area: Sun-filled. Sitting area with French doors to rear covered porch. Pendant lighting.

Powder Room: Renovated with pizzazz! Marble vanity with vessel sink.

Second Level: 10.4 ceilings. Heart-pine flooring. Heavy mouldings. Transoms over doors.

Hallway: Spacious! Two double closets with Whirlpool Duet stack washer and dryer. Marvel mini fridge. Shelving.

Master Bedroom: 17.8 x 14.3 Gas fireplace with tile hearth and surround. Decorative mantel with mirror. Large walk-in closet with shelving & pocket doors. Additional walk-in closet. Recessed lighting. Door opens to front balcony.

Master Bath: Ceramic flooring. Large steam shower with ceramic surround, jets and frameless glass shower door. Large oval soaking tub with handheld sprayer. Two vanities. Private water closet. Plantation shutters.

Bedroom #2: 14.4 x 14.3 Bay window. Hanging light fixture. Recessed lighting. Access to Master closet.

Bedroom #3: 14.1 x 12.4 Closet. Hanging light fixture. Recessed lighting.

Full Bath: Ceramic flooring. Tub/shower with ceramic surround. Pedestal sink.

Bedroom #4: 16.6 x 13.4 Double closet. Hanging light fixture. Recessed lighting. Door opens to upper covered porch.

Bath #4: Ceramic flooring. Shower with ceramic surround and frameless glass door. Vanity with storage below.

Third Level: Heart-pine flooring

Den/Studio: 23.5 x 8.6 Plantation shutters. Window seat. Recessed lighting. Ceiling fan.

Bedroom #5: 16.5 x 13 Two large walk-in closets plus additional closet. Window seat. Transom over bedroom door. Hanging light fixture.

Full Bath: Ceramic flooring. Shower with ceramic surround and seat. Pedestal sink.

Exterior Features:

Carriage House Apartment: 28 x 20 Wood flooring. Mitsubishi mini-split system. **Kitchen area:** Granite countertops. Amana electric range. Frigidaire refrigerator/freezer. Double stainless sink. Pendant lighting. **Full Bath:** Shower with ceramic surround & seat. Pedestal sink. Closet. Ceiling fan with light. Recessed lighting.

Garage: 2-car garage with auto door opener (currently being used as art studio). Mitsubishi mini-split system. Plumbed for Powder Room. Large sink.

Special Features:

Extensive renovations in 2015/2016 including Kitchen, Bathrooms & lighting.

Fully fenced rear yard with Easy Turf by Forever Lawn provide special drainage + irrigation. Ideal for pets and low maintenance.

Full basement (885 sq. ft.) with good ceiling height & ample storage.

Two HVAC units replaced in 2019.

Recently rebuilt 2nd floor rear deck with composite material.

Property Specifics:

Owners: Rand S. Wachsstock and Paula K. Wachsstock

Legal Description: W000-0953-038

Date of Construction: 1910 with extension renovations in 2015/2016

Square Footage: 5,142 square feet in main house and 560 sq. ft. in garage carriage house apartment per appraiser

Roofing: Slate

Heating: 3-zone Heat Pump/ Mini-split in Carriage House

Heat Source: Electric

Cooling: 3-zone Central Air

Water/Sewer: Public

Taxes: \$19,980

Public Schools: Fox Elementary ~ Binford Middle ~ Jefferson High

Note to Realtors:

*Although no known defects, fireplace chimneys & fireplace flues convey "as-is".
Chandeliers in Master Bedroom & Master Bath do not convey.
Seller must close December 16, 2020 or later.*

Betsy Dotterer

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Price: \$1,850,000.

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