

25 ALBEMARLE AVENUE, RICHMOND, VA 23226

~STONEWALL COURT~

Note: All Room Dimensions Are Approximate

FIRST LEVEL: 9' CEILINGS THROUGHOUT

ENTRANCE HALLWAY: 13' x 9'2" HARDWOOD FLOORING. CROWN MOULDINGS. TURNED STAIRCASE. COAT CLOSET. CHANDELIER. ARCHED ENTRYWAY TO LIVING ROOM.

LIVING ROOM: 15' x 13' HARDWOOD FLOORING. CROWN MOULDINGS. WOOD BURNING FIREPLACE WITH DECORATIVE MANTLE. CUSTOM SHELVING + CABINETY. PICTURE WINDOW WITH PLANTATION SHUTTERS.

DINING ROOM: 15' x 14'9" HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL. PLANTATION SHUTTERS.

KITCHEN: 14' x 11'9" UPDATED! HARDWOOD FLOORING. CUSTOM PAINTED CABINETY. HONED GRANITE COUNTERTOPS. SUBWAY TILE BACKSPLASH. GE STAINLESS DUAL FUEL STOVE WITH 2 OVENS. GE STAINLESS FRENCH DOOR REFRIGERATOR & MICROWAVE. BOSCH DISHWASHER. RECESSED LIGHTING.

EAT-IN AREA: 11'10" x 9' HARDWOOD FLOORING. EAT-IN BAR AREA SEATS FOUR & OPENS TO FAMILY ROOM. RECESSED LIGHTING. CEILING FAN. LAUNDRY CLOSET. FRENCH DOOR LEADS TO REAR YARD.

FAMILY ROOM: 17'8" x 15' HARDWOOD FLOORING. CROWN MOULDINGS. PICTURE WINDOW WITH PLANTATION SHUTTERS. RECESSED LIGHTING. CEILING FAN WITH LIGHTING. OPENS TO EAT-IN BAR.

SUNROOM: 11'7" x 7' INVITING! TILE FLOORING. BEAD BOARD CEILING WITH FAN.

POWDER ROOM: HARDWOOD FLOORING. VANITY WITH HONED GRANITE TOP. LIGHT FIXTURE.

SECOND LEVEL: BLINDS THROUGHOUT

HALLWAY: HARDWOOD FLOORING. LINEN CLOSET.

MASTER BEDROOM: 15'2" x 11'8" HARDWOOD FLOORING. CROWN MOULDINGS. DOUBLE DOOR CLOSET + CLOSET WITH SHELVING. PICTURE WINDOW. RECESSED LIGHTING. CEILING FAN.

MASTER BATH: CERAMIC TILE FLOORING. VANITY WITH MARBLE TOP. CERAMIC TUB/SHOWER.

BEDROOM #2: 15'2 x 11'5 HARDWOOD FLOORING. DOUBLE DOOR CLOSET. ALCOVE WITH BUILT-IN SHELVING. PICTURE WINDOW. CEILING FAN WITH LIGHTING.

BEDROOM #3: 13'4" x 11'3" HARDWOOD FLOORING. DOUBLE DOOR CLOSET + CLOSET WITH CABINETS ABOVE. ALCOVE WITH BUILT-IN SHELVING. CEILING FAN WITH LIGHTING.

BEDROOM #4: 12'9" x 11'4" HARDWOOD FLOORING. DOUBLE DOOR CLOSET. CEILING FAN WITH LIGHTING.

HALL BATH: FRESHLY UPDATED! TILE FLOORING. BEAD BOARD WAINSCOTING. CUSTOM VANITY WITH CARRERA MARBLE TOP. CLAW FOOT TUB WITH SHOWER.

BASEMENT:

OFFICE/PLAYROOM: 15' x 13'2" CARPETING. CLOSET. RECESSED LIGHTING.

STORAGE AREA/LAUNDRY ROOM: GOOD STORAGE AREA. WASHER/DRYER HOOK UP.

EXTERIOR:

FRESHLY PAINTED EXTERIOR

CLASSICALLY DESIGNED WITH DOUBLE DOOR ENTRANCE + SLATE ROOF

DRIVEWAY + ON-STREET PARKING

FULLY FENCED & PRIVATE REAR YARD WITH BRICK TERRACE

SPECIAL FEATURES:

TASTEFULLY RENOVATED THROUGHOUT WITH ATTENTION TO DETAIL

9' CEILINGS + PLANTATION SHUTTERS THROUGHOUT FIRST LEVEL

ALL BATHS FRESHLY UPDATED

METICULOUSLY MAINTAINED WITH NEUTRAL INTERIORS

PULL DOWN ATTIC

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED IN DESIRABLE STONEWALL COURT BETWEEN CARY ST. RD. & GROVE AVE.

WALK TO GROVE AVE. PHARMACY + THE SHOPS AT LIBBIE & GROVE

EASILY ACCESSIBLE TO CARYTOWN + INTERSTATE SYSTEM

MINUTES FROM MUNFORD ELEMENTARY, ST. CATHERINES'S, ST. CHRISTOPHER'S & ST. BRIDGET'S SCHOOLS

PUBLIC SCHOOLS:

MUNFORD ELEMENTARY SCHOOL

ALBERT HILL MIDDLE SCHOOL

THOMAS JEFFERSON HIGH SCHOOL

TABLE OF FACTS:

OWNER: LOIS I. & THOMAS J. LAVAN

LEGAL DESCRIPTION: STONEWALL COURTS L13 BB 46.00x140.00

DATE OF CONSTRUCTION: 1929/RENOVATED

SQUARE FOOTAGE: 2671 + 815 UNFINISHED PER APPRAISER

CONSTRUCTION: FRAME, WOOD

ROOFING: SLATE

HEATING: RADIATOR

HEAT SOURCE: GAS

COOLING: 2-ZONE CENTRAL AIR; ONE CONDENSER REPLACED 8/15

WATER/SEWER: PUBLIC WATER / SEWER

2016 TAXES: \$6487.

OFFERED FOR \$619,000.

NOTE TO REALTORS:

*Although no known defects, appliances, fireplace chimney & flue convey "as is".
Seller would prefer to close June 28, 2017 and rent back through July 5, 2017.*

**BETSY DOTTERER
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PHOTOS, GO TO: **WWW.BETSYDOTTERER.COM**



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