

300 OAK LANE, RICHMOND, VA 23226

~HAMPTON GARDENS~

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: 13'7" x 9'6" HARDWOOD FLOORING. CROWN MOULDINGS. TURNED STAIRCASE. CHANDELIER. ARCHED ENTRYWAY LEADS TO COAT CLOSET.

LIVING ROOM: 26'7" x 14'3" HARDWOOD FLOORING. CROWN MOULDINGS. WOOD BURNING FIREPLACE WITH MARBLE SURROUND & MANTLE WITH DENTIL MOULDING DETAIL. FRENCH DOOR OPENS TO SCREENED PORCH.

DINING ROOM: 14'9" x 14'7" HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL WITH BOX MOULDING BELOW. CUSTOM CORNER CABINET.

KITCHEN: 16'5" x 11' EAT-IN. HARDWOOD FLOORING. WHITE CABINETS WITH LAMINATE COUNTERTOPS. MAYTAG STOVE. GE MICROWAVE. FRIGIDAIRE REFRIGERATOR. PANTRY WITH SHELVING. TWO CEILING FIXTURES. FRENCH DOOR OPENS TO REAR YARD.

DEN/STUDY: 16' x 10' HARDWOOD FLOORING. CROWN MOULDINGS. CLOSET.

SCREENED PORCH: 17'5" x 10'7" SLATE FLOORING. DOOR OPENS TO REAR YARD.

POWDER ROOM: TILE FLOORING. CHAIR RAIL. VANITY. CHANDELIER.

SECOND LEVEL:

HALLWAY: HARDWOOD FLOORING. WALK-UP ATTIC.

MASTER BEDROOM: 14'2" x 13'3" HARDWOOD FLOORING. CROWN MOULDINGS. ARCHED ENTRANCE TO SITTING/DRESSING ROOM.

SITTING/DRESSING ROOM: HARDWOOD FLOORING. TWO CLOSETS.

JACK & JILL BATH: CERAMIC TILE FLOORING. VANITY. TUB/SHOWER WITH CERAMIC TILE BACKSPLASH..

BEDROOM #4: 13' x 11' HARDWOOD FLOORING. CEDAR CLOSET. CEILING FIXTURE. FRENCH DOOR OPENS TO BALCONY. DIRECT ACCESS TO REAR STAIRCASE.

BEDROOM #2: 14'2" x 12'4" HARDWOOD FLOORING. CEDAR CLOSET. CEILING FIXTURE.

JACK & JILL BATH: NEW TILE FLOORING. PEDESTAL SINK. TUB/SHOWER WITH CERAMIC TILE BACKSPLASH.

BEDROOM #3: 13' x 12' HARDWOOD FLOORING. CEDAR CLOSET. CEILING FIXTURE.

BEDROOM #5: 12'8" x 11'4" HARDWOOD FLOORING. CLOSET. DIRECT ACCESS TO REAR STAIRCASE.

ENSUITE BATH: HARDWOOD FLOORING. SINK. CLAWFOOT TUB/SHOWER.

BASEMENT: 28' x 26'5" GOOD STORAGE AREA. WASHER/DRYER. UTILITY SINK. TOILET. DOOR TO REAR YARD.

EXTERIOR:

CLASSIC BRICK CONSTRUCTION & SLATE ROOF
PARKLIKE .44 ACRE CORNER LOT
ON-STREET PARKING + REAR PAVED DRIVEWAY & BRICK GARAGE
FULLY FENCED PRIVATE REAR YARD WITH BRICK TERRACE & SLATE WALKWAYS

SPECIAL FEATURES:

9' CEILINGS THROUGHOUT
"GOOD BONES" OFFER OPPORTUNITY TO CUSTOMIZE
MASTER BEDROOM WITH ATTACHED SITTING ROOM
WELL-PROPORTIONED ROOMS THROUGHOUT
WALK-UP ATTIC WITH EXCELLENT STORAGE

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED IN DESIRABLE HAMPTON GARDENS
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 JEFFERSONHIGH SCHOOL

TABLE OF FACTS:

OWNER: ANN S ROSE

LEGAL DESCRIPTION: HAMPTON GARDENS PTL60 100.00x193.00

DATE OF CONSTRUCTION: 1935

SQUARE FOOTAGE: 2967 + 742 UNFINISHED PER APPRAISER (*Prospective purchasers and/or their agents should confirm data*)

CONSTRUCTION: BRICK

ROOFING: SLATE

HEATING: RADIATOR

HEAT SOURCE: OIL

COOLING: 2-ZONE CENTRAL AIR

WATER/SEWER: PUBLIC WATER / SEWER

2015 TAXES: \$6540.

OFFERED FOR \$699,000.

NOTE TO REALTORS:

Although no known defects, appliances, attic fan + fireplace chimney & flue convey "as is".

Dining Room chandelier does not convey.

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



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