

4203 PARK AVENUE, RICHMOND, VA 23221

~LEONARD HEIGHTS~

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: HARDWOOD FLOORING. STAIRCASE. STEPS TO COAT CLOSET. CEILING FIXTURE. ARCHED ENTRY TO LIVING ROOM.

LIVING ROOM: 16'5" x 13'4" HARDWOOD FLOORING. PICTURE WINDOW. WOOD BURNING FIREPLACE & MANTLE WITH DENTIL MOULDING DETAIL + MIRROR ABOVE. ARCHED ENTRY TO DINING ROOM.

DINING ROOM: 13'4" x 10'9" HARDWOOD FLOORING. CHAIR RAIL. CEILING FAN.

KITCHEN: 13' x 9' LAMINATE FLOORING. WHITE CABINETRY WITH LAMINATE COUNTERTOPS. GE PROFILE GAS STOVE, REFRIGERATOR, DISHWASHER & MICROWAVE. STAINLESS SINK. TRACK LIGHTING.

FAMILY ROOM: 20'1" x 14'4" TILE FLOORING. HEART PINE PANELED WALLS. CUSTOM CABINETRY & SHELVEING. DIRECT ACCESS TO THE GARAGE.

SUNROOM: 12'2" x 9'8" ENJOY THE OUTDOORS ALL YEAR! CERAMIC TILE FLOORING. PELLA SLIDING DOORS. CEILING FAN. RECESSED LIGHTING.

LAUNDRY ROOM & HALF BATH: 18'1" x 6'3" WASHER/DRYER. UTILITY SINK. CABINETRY. ACCESS TO REAR YARD.

SECOND LEVEL:

HALLWAY: HARDWOOD FLOORING. TWO CLOSETS. CEILING FAN.

MASTER BEDROOM: 16'8" x 15' HARDWOOD FLOORING. TWO LARGE CLOSETS + STORAGE CLOSET. PLANTATION SHUTTERS. CEILING FAN.

MASTER BATH: TILE FLOORING. VANITY. CERAMIC TILE SHOWER. CABINET. PLANTATION SHUTTERS.

BEDROOM #2: 14'5" x 11' HARDWOOD FLOORING. CLOSET. PLANTATION SHUTTERS. CEILING FAN.

BEDROOM #3: 13'2" x 11'1" HARDWOOD FLOORING. CLOSET. PLANTATION SHUTTERS. CEILING FAN.

HALL BATH: TILE FLOORING. VANITY. CERAMIC TUB/SHOWER. MEDICINE CABINET. CLOSET. PLANTATION SHUTTERS.

ATTACHED GARAGE:

ONE-CAR WITH AUTOMATIC DOOR OPENER
CUSTOM SHELVING
FRENCH DOOR OPENS TO REAR YARD
PULL DOWN ATTIC WITH GOOD STORAGE

EXTERIOR:

BRICK AND SLATE CONSTRUCTION
DRIVEWAY + ON-STREET PARKING
FULLY FENCED REAR YARD WITH DECK, PERGOLA + PRIVACY TRELLIS
CUSTOM SWING IN FRONT YARD

SPECIAL FEATURES:

ATTACHED GARAGE WITH DIRECT ENTRY
LOVELY ARCHITECTURAL DETAILS INCLUDING ARCHED ENTRYWAYS
PRIVATE MASTER BEDROOM SUITE W/ TWO CLOSETS + STORAGE CLOSET
ALL SEASON SUNROOM

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED IN DESIRABLE MALVERN AREA
CLOSE PROXIMITY TO MUNFORD ELEMENTARY
CONVENIENTLY LOCATED TO SHOPS ON LAFAYETTE STREET INCLUDING STELLA'S
EASILY ACCESSIBLE TO INTERSTATE + CARYTOWN

PUBLIC SCHOOLS:

MUNFORD ELEMENTARY SCHOOL
ALBERT HILL MIDDLE SCHOOL
THOMAS JEFFERSON HIGH SCHOOL

TABLE OF FACTS:

OWNER: JULIA R. NUNLEY

LEGAL DESCRIPTION: LEONARD HEIGHTS L8-9PT7 BH

LOT SIZE: 0.22 ACRE

DATE OF CONSTRUCTION: 1950

SQUARE FOOTAGE: 2116 + 114 UNFINISHED PER APPRAISER (PROSPECTIVE PURCHASERS AND/OR THEIR AGENTS SHOULD CONFIRM DATA)

CONSTRUCTION: BRICK

ROOFING: SLATE

HEATING: RADIATOR, HOT WATER

HEAT SOURCE: GAS

COOLING: CENTRAL AIR

WATER/SEWER: PUBLIC WATER / SEWER

2016 TAXES: \$5131.

OFFERED FOR \$459,000

NOTE TO REALTORS:

Although no known defects, fireplace chimney & flue convey "as is".

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



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