

810 LINDSAY COURT, RICHMOND, VA 23229

~LINDSAY COURT~

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: 13'3" x 9'6" HARDWOOD FLOORING. CROWN MOULDINGS. STAIRCASE WITH STARK CARPET RUNNER. COAT CLOSET. CHANDELIER. PANELED DOUBLE DOORS OPEN TO DINING ROOM.

LIVING ROOM: 18'10" x 13'3" HARDWOOD FLOORING. CROWN MOULDINGS. WOOD BURNING FIREPLACE WITH BRICK HEARTH & MANTLE WITH DENTIL MOULDING DETAIL.

DINING ROOM: 13'11" x 13'3" HARDWOOD FLOORING. CROWN MOULDINGS. COLE AND SON "THE INDIA PAPER" WALLPAPER. PANELED DOUBLE DOORS OPEN TO THE KITCHEN.

KITCHEN: 22' x 13'3" UPDATED IN 2015! HARDWOOD FLOORING. CROWN MOULDINGS. WHITE CABINETRY INCLUDING WINE RACK WITH NICKEL HARDWARE. VIRGINIA SOAPSTONE COUNTERTOPS. SUBWAY TILE BACKSPLASH. FRIGIDAIRE STAINLESS OVEN WITH STAINLESS HOOD. THERMADOR STAINLESS WALL OVEN, WARMING DRAWER AND MICROWAVE. KITCHEN AID STAINLESS DISHWASHER. ISLAND WITH BUTCHER BLOCK TOP. CEILING FIXTURE. RECESSED LIGHTING. FRENCH DOOR OPENS TO YARD AND DRIVEWAY.

EAT-IN AREA: HARDWOOD FLOORING. PICTURE WINDOW OVERLOOKS REAR YARD. DOUBLE DOOR CLOSET WITH LAUNDRY AREA + BUILT-IN STORAGE.

FAMILY ROOM: 15'9" x 13'3" HARDWOOD FLOORING. CROWN MOULDINGS. WOOD BURNING FIREPLACE WITH BRICK HEARTH AND MANTLE WITH DENTIL MOULDING DETAIL. FRENCH DOORS OPEN TO REAR DECK AND YARD.

POWDER ROOM: CREMA MARFIL STONE MOSAIC TILE FLOORING (INSTALLED 2012). CROWN MOULDINGS. PEDESTAL SINK. MIRROR. BARBARA BARRY "ASPECT" LIGHT FIXTURES.

SECOND LEVEL:

HALLWAY: HARDWOOD FLOORING. CROWN MOULDINGS. TWO LINEN CLOSETS. CHANDELIER. ACCESS TO PULL DOWN ATTIC.

MASTER BEDROOM: 18'8" x 14' HARDWOOD FLOORING. CROWN MOULDINGS. BLINDS. **DRESSING ROOM:** HARDWOOD FLOORING. CROWN MOULDINGS. VANITY WITH BRASS KOHLER FAUCET & NEW MARBLE COUNTERTOP. LINEN CLOSET. WALK-IN CLOSET WITH CONTAINER STORE/ELFA STORAGE SYSTEM.

MASTER BATH: RENOVATED IN 2016. MARBLE TILE FLOORING IN HERRING BONE PATTERN. VANITY WITH MARBLE COUNTERTOP AND KOHLER FAUCET. MIRROR. TILE AND MARBLE SHOWER WITH BENCH AND FRAMELESS GLASS SHOWER DOOR.

BEDROOM #2: 17' x 12' HARDWOOD FLOORING. DOUBLE DOOR CLOSET WITH BUILT-IN STORAGE. BLINDS.

BEDROOM #3: 12'11" x 12'3" HARDWOOD FLOORING. DOUBLE DOOR CLOSET WITH BUILT-IN STORAGE. BLINDS. PHILIP JEFFRIES GRASSCLOTH WALLCOVERING.

BEDROOM #4: 12'10" x 10'10" HARDWOOD FLOORING. DOUBLE DOOR CLOSET. BLINDS.

HALL BATH: FRESHLY UPDATED IN 2012! WHITE TILE FLOORING. RESTORATION HARDWARE DOUBLE VANITY WITH GRANITE COUNTERTOP. TUB/SHOWER.

BASEMENT:

REC ROOM: 25' x 13' + **GAME ROOM:** 18' x 12'6" VINYL TILE FLOORING. CROWN MOULDINGS. WOOD BURNING FIREPLACE WITH BRICK HEARTH AND MANTLE. WET BAR WITH MINI DRINK REFRIGERATOR + WINE RACK ABOVE. RECESSED LIGHTING. FRENCH DOOR OPENS TO REAR YARD.

OFFICE/BEDROOM #5: 14'4" x 13' VINYL TILE FLOORING. THREE CLOSETS PLUS ACCESS TO STORAGE UNDER STAIRS.

FULL BATH: VINYL FLOORING. VANITY. TUB/SHOWER.

STORAGE ROOM: 18' x 8' GOOD STORAGE AREA. WASHER/DRYER HOOK UP. UTILITY SINK.

EXTERIOR:

NEW HARDIPLANK ON FRONT FACADE
DRIVEWAY + ON-STREET PARKING
PRIVATE REAR YARD WITH DECK + TERRACE
STORAGE SHED
FRONT AND REAR IRRIGATION SYSTEM

SPECIAL FEATURES:

TASTEFULLY AND RECENTLY RENOVATED THROUGHOUT
FRESHLY REFINISHED FLOORS ON MAIN LEVEL
PRIVATE MASTER BEDROOM SUITE W/ DRESSING ROOM, WALK-IN CLOSET + BATH
ENGLISH BASEMENT WITH FULL WINDOWS ACROSS THE FRONT
EAT-IN KITCHEN WITH PICTURE WINDOW

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED ON A CUL-DE-SAC IN DESIRABLE LINDSAY COURT
STEPS AWAY FROM TUCKAHOE ELEMENTARY
CONVENIENTLY LOCATED ACROSS FROM DOGWOOD PARK & PLAYGROUND
WALK TO RIDGE SHOPPING CENTER WITH RESTAURANTS + HARDWARE STORE
EASILY ACCESSIBLE TO INTERSTATE 64 + STONY POINT SHOPPING CENTER

PUBLIC SCHOOLS:

TUCKAHOE ELEMENTARY SCHOOL
TUCKAHOE MIDDLE SCHOOL
FREEMAN HIGH SCHOOL

TABLE OF FACTS:

OWNER: KATHRYN M OLIVER & JOSEPH A OLIVER III

LEGAL DESCRIPTION: LINDSAY COURT BL A LT 6 84 B2 21

LOT SIZE: 0.26 ACRE

DATE OF CONSTRUCTION: 1976 / RENOVATED

SQUARE FOOTAGE: 3552 + 144 UNFINISHED PER APPRAISER (PROSPECTIVE PURCHASERS AND/OR THEIR AGENTS SHOULD CONFIRM DATA)

CONSTRUCTION: FRAME / HARDIPLANK

ROOFING: COMPOSITION

HEATING: HEAT PUMP, FORCED AIR

HEAT SOURCE: ELECTRIC

COOLING: 2-ZONE CENTRAL AIR

WATER/SEWER: PUBLIC WATER / SEWER

2016 TAXES: \$4434.

OFFERED FOR \$679,000

NOTE TO REALTORS:

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

DR chandelier & FR sconces do not convey.

Butcher block island; baby grand piano; Pottery Barn desk, side tables + bookcase in BR#3 and all curtains can convey.

BETSY DOTTERER

JOYNER FINE PROPERTIES

839-5907

BETSY.DOTTERER@JOYNERFINEPROPERTIES.COM

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



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