

9100 REDMOND COURT, GLEN ALLEN, VA 23060

~CARRINGTON~

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: 12'8" X 10'4" HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL WITH BOX MOULDING BELOW. TURNED STAIRCASE. CHANDELIER.

LIVING ROOM: 14' X 12'7" HARDWOOD FLOORING. CROWN MOULDINGS. BAY WINDOW.

DINING ROOM: 14' X 12'7" HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL WITH BOX MOULDING BELOW. TRAY CEILING WITH CHANDELIER.

KITCHEN: 15' X 12' HARDWOOD FLOORING. CROWN MOULDINGS. GRANITE COUNTERTOPS WITH TILE BACKSPLASH. ISLAND WITH STORAGE BELOW. GE FLAT COOKTOP. GE STAINLESS DOUBLE OVENS & MICROWAVE. GE PROFILE DISHWASHER. CERAMIC DOUBLE SINK. PANTRY. PENDANT LIGHTING. BAR WITH GRANITE TOP OPENS TO CASUAL DINING AREA.

EAT-IN AREA: 11'9" X 9' HARDWOOD FLOORING. PICTURE WINDOW OVERLOOKS DECK AND REAR YARD.

FAMILY ROOM: 20'5" X 14' CARPETING. WOOD BURNING FIREPLACE WITH BRICK HEARTH AND SURROUND. CUSTOM CABINETRY WITH SHELVING AND DRAWERS. VAULTED CEILING WITH SKY LIGHTS. FRENCH DOOR OPENS TO REAR DECK.

OFFICE: 10'5" X 9'9" HARDWOOD FLOORING. CEILING FIXTURE. FRENCH DOORS OPEN TO FAMILY ROOM.

FULL BATH: HARDWOOD FLOORING. VANITY. SHOWER. LIGHT FIXTURE.

SECOND LEVEL: BLINDS THROUGHOUT

HALLWAY: CARPETING. LINEN CLOSET. LAUNDRY ROOM: 6' X 6'3".

MASTER BEDROOM: 16'6" X 14'6" CARPETING. WALK-IN CLOSET (8'4" X 6'5"). VAULTED CEILING WITH FAN.

MASTER BATH: CERAMIC TILE FLOORING. DOUBLE VANITY. SHOWER. JETTED TUB. LINEN CLOSET.

BEDROOM #2: 13' X 12'2" CARPETING. WALK-IN CLOSET WITH STUDY AREA. CEILING FAN.

BEDROOM #3: 12'3" X 11'8" CARPETING. DOUBLE DOOR CLOSET. CEILING FAN WITH LIGHTING.

BEDROOM #4: 11'4" X 10'8" CARPETING. DOUBLE DOOR CLOSET. CEILING FAN WITH LIGHTING.

HALL BATH: TILE FLOORING. DOUBLE VANITY. CUSTOM CABINETY. TUB/
SHOWER.

BASEMENT: WALKOUT

REC ROOM: 19'3" x 11'2" CARPETING. CUSTOM CABINETY WITH GRANITE
COUNTERTOP INCLUDES WET BAR + BEVERAGE REFRIGERATOR. STORAGE CLOSET
WITH SHELVING. FRENCH DOOR OPENS TO REAR TERRACE + YARD.

GAME ROOM: 19' x 11'4" WOOD FLOORING. CUSTOM SHELVING. CLOSET.

BEDROOM #5: 11'1" x 10'7" CARPETING. DOUBLE DOOR CLOSET. CEILING
FIXTURE.

STORAGE ROOM: 26'5" x 18'6" GOOD STORAGE AREA. COULD ALSO BE
EXERCISE ROOM OR CRAFT/WOODWORKING STUDIO.

FULL BATH: CERAMIC TILE FLOORING. VANITY. TUB/SHOWER. CLOSET WITH
WASHER/DRYER CONNECTION. MECHANICAL CLOSET.

EXTERIOR:

DRIVEWAY + ON-STREET PARKING
ATTACHED TWO-CAR GARAGE
FULLY FENCED REAR YARD WITH WELCOMING DECK + TERRACE
FRONT & REAR IRRIGATION

SPECIAL FEATURES:

LOVELY DETAILS THROUGHOUT WITH CUSTOM CABINETY + BEAUTIFUL MOULDINGS
5 BEDROOMS + 4 FULL BATHS
WELL MAINTAINED WITH NEUTRAL INTERIORS
INCREDIBLE WALKOUT BASEMENT
GOOD STORAGE IN CLOSETS & BASEMENT

PUBLIC SCHOOLS:

ECHO LAKE ELEMENTARY SCHOOL
HUNGARY CREEK MIDDLE SCHOOL
GLEN ALLEN HIGH SCHOOL

TABLE OF FACTS:

OWNER: PATRICK FARRELL

LEGAL DESCRIPTION: CARRINGTON SC 2 BL E LT 29

DATE OF CONSTRUCTION: 2005/ACTUAL

SQUARE FOOTAGE: 3874 PER APPRAISER (*Prospective purchasers and/or their agents should confirm data*)

CONSTRUCTION: FRAME, VINYL

ROOFING: COMPOSITION

HEATING: FORCED HOT AIR

HEAT SOURCE: GAS

COOLING: 3-ZONE CENTRAL AIR

WATER/SEWER: PUBLIC WATER / SEWER

2016 TAXES: \$3433.

OFFERED FOR \$445,000.

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