

9800 KINGSBRIDGE ROAD

~DROUIN HILL~

FIRST LEVEL:

ENTRANCE HALLWAY: 13' x 10' Hardwood flooring. Dentil crown mouldings. Turned staircase. Coat closet. Chandelier. French doors open to Living Room.

LIVING ROOM: 19'2" x 13'5" Hardwood flooring. Dentil crown mouldings. Lovely mantle with paneled wainscoting. Masonry fireplace with tiled marble surround. Custom shelving flank the fireplace. Arched entrance to Dining Room.

DINING ROOM: 15'2" x 13'4" Hardwood flooring. Dentil crown mouldings. Chair rail. Door to Kitchen.

KITCHEN: 13'3" x 11'1" Travertine tile flooring. Wood cabinetry with nickel hardware. Concrete countertops. Glass tiled backsplash. Double stainless undermount sink. Jenn-Air gas cooktop. Kitchen-Aid stainless wall oven + microwave, dishwasher and refrigerator. Under cabinet lighting. Recessed lighting. Ceiling fan.

EAT-IN AREA: 12'5" x 11'1" Travertine tile flooring. Bay window. Pantry. Built-in desk with cabinetry above.

FAMILY ROOM: 27'2" x 15'2" Hardwood flooring. Dentil crown mouldings. Rich antique heart pine panelling reclaimed from an old farmhouse in Buckingham County. Antique heart pine shelving and cabinetry. Masonry fireplace with brick hearth. French doors open to Sunroom.

SUNROOM: 19' x 13' Ceramic tile flooring. Wet bar with concrete countertop. Vaulted ceiling with fan. Glass doors open to rear yard & pool. Hardwood flooring.

BEDROOM #5: 15'9" x 14'9" Hardwood flooring. Masonry fireplace with mantle + paneled wainscoting. Custom shelving & cabinetry. Closet.

LAUNDRY ROOM: 8'2" x 5'7" Vinyl flooring. Shelving. Cabinetry.

HALL BATH: Ceramic tile flooring. Vanity with new marble top. Tub/shower with ceramic tile backsplash.

SECOND LEVEL:

HALLWAY: Hardwood flooring. Linen closet with shelving. Door to walk-up attic with spacious storage area.

MASTER BEDROOM SUITE WITH TWO BATHROOMS: 18'7" x 13'2" Hardwood flooring. Crown mouldings. Masonry fireplace with mantle and paneled wainscoting. Ceiling fan. Double doors open to Master Bath.

BATHROOM #1: Exquisite renovation! Marble tile flooring. Double vanity with marble top. Shower with subway tile backsplash and marble bench. Linen closet. Walk-in closet with shelving.

DRESSING AREA: With walk-in closet. Shoe closet. Two double closets.

BATHROOM #2: Another exquisite renovation! Marble tile flooring. Vanity with marble top. Cabinetry with marble top. Soaking tub with marble surround. Water closet + vanity with marble top.

BEDROOM #2: 13'4" x 13'2" (Front corner) Hardwood flooring. Walk-in closet with shelving. Shades.

BEDROOM #3: 13'4" x 13'2" (Rear corner) Hardwood flooring. Walk-in closet with shelving. Wooden shutters.

BEDROOM #4: 14'6" x 10' Hardwood flooring. Closet. Blinds.

HALL BATH: Ceramic tile flooring. Double vanity with new marble top. Tub/shower with ceramic tile backsplash. Linen closet.

RECREATION ROOM: 17'2" x 16'6" Accessed from Garage, Bedroom #5 or Master Bedroom Hallway. Carpeting. Three storage closets. Ceiling fan. Skylights.

GARAGE: 28' x 24' Attached. 2-car garage with automatic door opener. Cabinetry + large storage closet. Work bench area. Door to rear yard.

EXTERIOR:

Situated on 1.2 private acres with manicured front lawn + a private wooded area to the rear
Lovely Gunite pool with stamped concrete surround for exceptional outdoor entertaining
Fully fenced private rear yard + shed
Gravel driveway with side & rear off-street parking

SPECIAL FEATURES:

Master suite with fireplace + two renovated bathrooms
Absolutely lovely pine paneled family room with custom shelving + cabinetry
Four working fireplaces
Freshly refinished hardwood flooring

PERTINENT NEIGHBORHOOD INFORMATION:

Located in desirable Drouin Hill
In close proximity to Collegiate School & Maybeury Elementary
Within minutes of Stony Point Fashion Park and Gayton Crossing shopping areas
Easily accessible to 288 & Willey Bridge

PUBLIC SCHOOLS:

Maybeury Elementary School
Tuckahoe Middle School
Freeman High School

TABLE OF FACTS:

OWNER: Allyson H. and Richard D. Dickinson

ADDRESS: 9800 Kingsbridge Road, Richmond, VA 23238

LEGAL DESCRIPTION: DROUIN HILL SC 2 BL A LT 8 80 B1 40

LOT SIZE: 1.24 acres

DATE OF CONSTRUCTION: 1983 by noted builder, J.L. Stinson, Sr.

SQUARE FOOTAGE: 4313 square feet per appraiser

CONSTRUCTION: Frame. Hardboard.

ROOFING: Grand Manor dimensional. Replaced in 2008.

HEATING: Two-zone heat pump. 1st floor: Replaced in 2004. 2nd floor: Gas heat w/ electric back-up. Replaced in 2009 & new motor in 2015.

HEAT SOURCE: Gas/Electric

COOLING: Two-zone central air.

WATER SUPPLY: Public

SEWAGE DISPOSAL: Septic. New pump.

2017 TAXES: \$5,988.

AVAILABILITY: Seller would prefer to close on June 28th and rent back through July 7, 2017.

PRICE: \$915,000.

NOTE TO REALTORS:

Attached Addendum A should be included with any purchase offer.

Although no known defects, fireplace chimneys, flues, shed, fencing & security system shall be conveyed "as is".

The baseboard electric heat in the Rec Room is an auxiliary heat source and shall be conveyed "as is".

Dining Room chandelier, washer/dryer & garage refrigerator shall not be conveyed.

Rug & armoire in Bedroom #5 + sectional in Rec Room may remain, at Purchaser's option.

LYNN BUGG PRITCHARD AND BETSY DOTTERER

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