

3331 WEST GRACE STREET

RICHMOND, VA 23221

~MUSEUM DISTRICT~

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: 14'3" x 4'5" Hardwood flooring. Crown mouldings. Staircase with landing. Coat closet. Arched entryways to formal rooms.

LIVING ROOM: 16'5" x 12'7" Hardwood flooring. Crown mouldings. Gas fireplace with brick and tile surround + mantle. Decorative elliptical transom over entrance to dining room.

DINING ROOM: 14'4" x 12'8" Hardwood flooring. Crown mouldings. Chair rail. Chandelier.

KITCHEN: 18' x 11' New vinyl tile flooring. Crown mouldings. Chair rail with wainscoting below. White cabinetry. Neutral laminate countertops. Double stainless sink. Kenmore stainless stove. Kenmore stainless French door refrigerator. Kenmore stainless dishwasher. Frigidaire stainless microwave. Ceiling fixture + ceiling fan with lighting. Opens to family room.

FAMILY ROOM: 12'6" x 11' New vinyl tile flooring. Crown mouldings. Glass doors open to private rear yard.

POWDER ROOM: Ceramic tile flooring and backsplash. Light fixture.

SECOND LEVEL:

HALLWAY: Hardwood flooring. Double door linen closet with shelving. Chandelier.

MASTER BEDROOM: 13'8" x 11'9" Hardwood flooring. Crown mouldings. Double door closet. Ceiling fan with lighting. Attached dressing room/study.

DRESSING ROOM/STUDY: 9' x 8'5" Hardwood flooring. Custom closet with double doors and shelving.

BEDROOM #2: 14'1" x 11'9" Hardwood flooring. Double door closet with shelving. Ceiling fan with lighting.

BEDROOM #3: 10'3" x 8' Hardwood flooring. Ceiling fixture.

HALL BATH #1: Ceramic tile flooring and backsplash. Crown mouldings. Vanity with storage below. Tub/shower with ceramic tile backsplash.

HALL BATH #2: Ceramic tile flooring. Vanity. Shower with ceramic tile backsplash. Original skylight.

BASEMENT: 34' x 22' Good storage space. Built-in shelving. Utility sink. Washer/dryer hook-up. Access to rear yard.

GARAGE: 23' x 18' Detached. 1+ car garage. Automatic door opener.

EXTERIOR:

Brick exterior with columned front porch
Fully fenced rear yard with deck and terrace
1+ car garage with automatic door opener and storage area

SPECIAL FEATURES:

Lovely architectural details throughout
Updated kitchen
Three bedrooms + dressing room/study and TWO full baths on second level
Double door closets in bedrooms & hallway
Newer HVAC system installed by current owner
Private rear yard + garage

PERTINENT NEIGHBORHOOD INFORMATION:

Located in desirable Museum District
Within minutes of the Virginia Museum, the Science Museum and VCU/MCV
Steps away from many Fan restaurants and Carytown shopping
Easily accessible to downtown Richmond and interstate system

PUBLIC SCHOOLS:

Fox Elementary School
Albert Hill Middle School
Thomas Jefferson High School

School districts are subject to change. Please verify with the Department of Education

TABLE OF FACTS:

OWNER: Ann A. Leggett

ADDRESS: 3321 West Grace Street, Richmond, VA 23221

LEGAL DESCRIPTION: John F Sheppard Est L20 BG 25.20x130.00

LOT SIZE: 0.08 acre

DATE OF CONSTRUCTION: 1926. Renovated

SQUARE FOOTAGE: 1958 plus 888 unfinished in basement (*Prospective purchasers and/or their agents should confirm data*)

CONSTRUCTION: Brick

ROOFING: Metal. Composition

HEATING: Two-zone forced air. Installed by current owner

HEAT SOURCE: Electric

COOLING: Two-zone central air

WATER SUPPLY: Public

SEWAGE DISPOSAL: Public

2013 TAXES: \$3,636.

NOTE TO REALTORS:

Although no known defects, all appliances, fireplace chimneys and flues convey "as is".

PRICE: \$355,000.

BETSY DOTTERER

JOYNER FINE PROPERTIES

804-839-5907

BETSY.DOTTERER@JOYNERFINEPROPERTIES.COM

WWW.BETSYDOTTERER.COM

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