

3101 WINTERFIELD ROAD, MIDLOTHIAN , VA 23113

~MASTERFULLY RENOVATED THROUGHOUT~

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: 12' x 7' SLATE TILE FLOORING. CROWN MOULDINGS. CHAIR RAIL WITH BOX MOLDINGS BELOW. STAIRCASE. COAT CLOSET. RECESSED LIGHTING. 10-PANE FRENCH DOORS OPEN TO THE LIVING ROOM.

LIVING ROOM: 18' x 12'5" RANDOM WIDTH PEGGED HARDWOOD FLOORING. CROWN MOULDINGS. RECESSED LIGHTING. POCKET DOORS OPEN TO FAMILY ROOM.

DINING ROOM: 15'6" x 12' RANDOM WIDTH PEGGED HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL. CEILING FIXTURE.

KITCHEN: 14' x 11'9" UPDATED WITH ISLAND + PICTURE WINDOW! CERAMIC TILE FLOORING. WHITE WASHED CABINETS WITH NICKEL HARDWARE. GRANITE COUNTERTOPS. SUBWAY TILE BACKSPLASH. DOUBLE STAINLESS SINK. KITCHEN AID STOVE WITH GAS COOKTOP. KITCHEN AID STAINLESS REFRIGERATOR. GE PROFILE DISHWASHER & MICROWAVE. DOUBLE DOOR PANTRY WITH WIRE SHELVING. CUSTOM WINDOW SEAT WITH STORAGE BASKETS BELOW. UNDER CABINET LIGHTING. PENDANT LIGHTING. RECESSED LIGHTING. DOOR TO DRIVEWAY.

FAMILY ROOM: 17'9" x 13'8" RANDOM WIDTH PEGGED HARDWOOD FLOORING. WOOD BURNING FIREPLACE WITH STUNNING CONCRETE MANTLE. CUSTOM SHELVING WITH GLASS DOORS & CABINETS BELOW FLANK THE FIREPLACE. CUSTOM CORNER CABINET. CENTER CEILING BEAMS. WIRED FOR SPEAKERS. RECESSED LIGHTING. FRENCH DOORS OPEN TO SUNROOM.

SUNROOM: 14' x 13'3" ALL WEATHER CARPETING. WET BAR WITH CUSTOM CONCRETE COUNTERTOP + SHELVING ABOVE. EXPOSED WOOD CEILING WITH SKYLIGHTS. CEILING FAN. SLIDING DOORS OPEN TO REAR DECK.

POWDER ROOM: CERAMIC TILE FLOORING. CROWN MOULDINGS. PEDESTAL SINK. CEILING FIXTURE.

SECOND LEVEL:

HALLWAY: HARDWOOD FLOORING. CHAIR RAIL WITH BOX MOLDINGS BELOW. LINEN CLOSET. LAUNDRY SHOOT. TRANSOM ABOVE STAIRCASE.

MASTER BEDROOM: 14'8" x 13'9" HARDWOOD FLOORING. TWO DOUBLE DOOR CLOSETS. CEILING FAN.

MASTER BATH: CERAMIC TILE FLOORING. DOUBLE BOWL VANITY WITH "CAESAR STONE" TOP. SHOWER WITH CERAMIC TILE BACKSPLASH. RECESSED LIGHTING.

BEDROOM #2: 18' x 12' HARDWOOD FLOORING. WALK-IN CLOSET. BLINDS. CEILING FAN.

BEDROOM #3: 15'6" x 12' HARDWOOD FLOORING. TWO DOUBLE DOOR CLOSETS. BLINDS. CEILING FAN.

BEDROOM #4: 14' x 11'9" HARDWOOD FLOORING. TWO DOUBLE DOOR CLOSETS. BLINDS. CEILING FAN.

HALL BATH: UPDATED! MARBLE MOSAIC TILE FLOORING. TWO FREESTANDING VANITIES WITH STORAGE BELOW. TUB/SHOWER WITH TILE BACKSPLASH. POCKET DOORS. NEW LIGHTING.

BASEMENT: 8' CEILINGS EXCEPT IN FIREPLACE AREA + 6-PANE WINDOWS

REC ROOM: 28' x 15'4" (APPROXIMATE) BERBER CARPETING. TWO PIECE CROWN MOULDING. CHAIR RAIL. WOOD BURNING FIREPLACE WITH BRICK SURROUND + CUSTOM CONCRETE HEARTH. BUILT-IN STORAGE CABINETS INCLUDING "HIDDEN PLAY SPACE" UNDER THE STAIRS.

STUDIO/EXERCISE ROOM: 14' x 13'3" WITH GARDEN BAY WINDOW. BAMBOO FLOORING. GOOD CABINET STORAGE WITH CORIAN AND BUTCHER BLOCK TOP. DOOR FROM A HISTORIC CHURCH HILL HOME WITH "SPOKE MULLIONS" OPENS TO THE REAR YARD.

GAME ROOM/HOME OFFICE: SOPHISTICATED SPACE! 16'7" x 14'2": QUALITY LAMINATE FLOORING WITH HAND-SCRAPED FINISH. + 14'2" x 9'4": CERAMIC TILE FLOORING. CROWN MOULDINGS. CUSTOM MAHOGANY SHELVING. TWO CLOSETS + DOUBLE DOOR CLOSET. WIRED WITH CABLE FOR TWO TV WALL MOUNT LOCATIONS. WIRED FOR SPEAKERS IN 6 CORNERS + POOL TABLE LIGHT. PLUMBING IN PLACE FOR WET BAR. FRENCH DOOR OPENS TO REAR YARD.

LAUNDRY ROOM: 9'2" x 5'7" DEEP PORCELAIN SINK. BUILT-IN SHELVING. ATTACHED UTILITY ROOM.

POWDER ROOM: CERAMIC TILE FLOORING. UNIQUE WALL HUNG VANITY WITH "PAPERSTONE" TOP.

DETACHED GARAGE: 28' x 14' OVER-SIZED 2-CAR. PAINTED CONCRETE FLOORING. AUTO DOOR OPENER. GOOD CABINET STORAGE. SEPARATE ELECTRICAL SUB-PANEL BOX. DOG KENNEL WITH INSIDE/OUTSIDE ACCESS. STORAGE ROOM ABOVE WITH EXTERIOR STEPS COULD BE EASILY FINISHED.

POLE BARN: PRIVATELY LOCATED IN WOODED AREA OF PROPERTY. ELECTRICAL OUTLETS & LIGHTING. PERFECT STORAGE SPACE FOR BOAT OR YARD EQUIPMENT. DIRECT ROAD ACCESS.

EXTERIOR:

1.35+ ACRE PARTIALLY WOODED LOT OFFERS PRIVACY
PAVED DRIVE WITH DETACHED 2-CAR GARAGE + POLE BARN
REAR DECK OFF KITCHEN & SUNROOM WITH GAS GRILL
EXQUISITE REAR YARD WITH BRICK TERRACE & WALKWAYS

SPECIAL FEATURES:

TASTEFULLY RENOVATED THROUGHOUT WITH ATTENTION TO DETAIL
OPPORTUNITY TO CUSTOMIZE BASEMENT SPACE TO SUIT ONE'S NEEDS
GARAGE + POLE BARN OFFER WORKSHOP SPACE
RECESSED LIGHTING THROUGHOUT WITH DIMMERS
WIRED FOR SECURITY

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED IN CHESTERFIELD COUNTY WITH AWARD WINNING SCHOOLS
PRIVATELY SET ON WINTERFIELD ROAD YET CONVENIENT TO SHOPPING
REAR YARD LEADS TO WALKING TRAILS
EASILY ACCESSIBLE TO ROBIOUS ROAD, 288 INTERSTATE SYSTEM

PUBLIC SCHOOLS:

BETTIE WEAVER ELEMENTARY SCHOOL
MIDLOTHIAN MIDDLE SCHOOL
MIDLOTHIAN HIGH SCHOOL

TABLE OF FACTS:

OWNER: SHARON D & SCOTT R ANDERSON

LEGAL DESCRIPTION: COSBY TRACT

DATE OF CONSTRUCTION: 1976

SQUARE FOOTAGE: 3915 PER APPRAISER (*Prospective purchasers and/or their agents should confirm data*)

CONSTRUCTION: FRAME, HARDBOARD (*Newly painted*)

ROOFING: COMPOSITION

HEATING: 2-ZONE: FORCED AIR ON 1ST LEVEL/BASEMENT + HEAT PUMP ON 2ND LEVEL

HEAT SOURCE: GAS ON 1ST LEVEL/BASEMENT + ELECTRIC ON 2ND LEVEL

COOLING: 2-ZONE CENTRAL AIR

WATER/SEWER: PUBLIC WATER / SEPTIC

2015 TAXES: \$3385.

OFFERED FOR \$464,500.

NOTE TO REALTORS:

Although no known defects, fireplace chimneys, flues and garage heating unit convey "as is".

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