

3004 DRAGANA DRIVE, HENRICO , VA 23233

~CROSS KEYS~

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: 11'4" x 4' HARDWOOD FLOORING. CHAIR RAIL & CROWN MOULDINGS. COAT CLOSET. CEILING FIXTURE.

LIVING ROOM: 15'6" x 11'4" HARDWOOD FLOORING. CROWN MOULDINGS.

DINING ROOM: 11'5" x 11'4" HARDWOOD FLOORING. CHAIR RAIL & CROWN MOULDINGS. CHANDELIER.

KITCHEN: 13'5" x 11'6" EAT-IN! HARDWOOD FLOORING. WOODEN CABINETRY WITH SOFT-CLOSE DRAWERS. FRIGIDAIRE STOVE. BOSCH STAINLESS DISHWASHER. GE STAINLESS REFRIGERATOR. DOUBLE STAINLESS SINK.

FAMILY ROOM: 19'6" x 11'4" WITH BAY WINDOW. HARDWOOD FLOORING. CHAIR RAIL & CROWN MOULDINGS. WOOD BURNING FIREPLACE WITH BRICK HEARTH. BUILT-IN SHELVING WITH CABINETRY BELOW. STAIRCASE TO SECOND LEVEL. FRENCH DOOR OPENS TO SCREENED PORCH.

MUDROOM: 13'2" x 9'6" SPACIOUS! WASHER/DRYER HOOK-UP. CABINETRY. CEILING FIXTURE. ENTRANCE TO UTILITY ROOM WITH DOOR TO SIDE YARD.

POWDER ROOM: VANITY. LIGHT FIXTURE.

SCREENED PORCH: 22' x 12' OPENS TO TWO DECKS. OVERLOOKS TERRACED REAR YARD.

SECOND LEVEL:

HALLWAY: HARDWOOD FLOORING. LINEN CLOSET. CEILING FIXTURES. DIRECT ACCESS TO WALK-UP ATTIC.

MASTER BEDROOM: 15'9" x 11'3" HARDWOOD FLOORING. CROWN MOULDINGS. TWO DOUBLE DOOR CLOSETS.

MASTER BATH: CERAMIC TILE FLOORING. VANITY. SHOWER WITH CERAMIC TILE BACKSPLASH.

BEDROOM #2: 12'6" x 11'2" HARDWOOD FLOORING. CROWN MOULDINGS. WALK-IN CLOSET.

BEDROOM #3: 11'5" x 11'2" HARDWOOD FLOORING. CROWN MOULDINGS. DOUBLE DOOR CLOSET.

BEDROOM #4: 11'5" x 11'2" NEW CARPETING. CROWN MOULDINGS. DOUBLE DOOR CLOSET.

HALL BATH: BLACK AND WHITE TILE FLOORING. PEDESTAL SINK. TUB/SHOWER WITH CERAMIC TILE BACKSPLASH. LIGHT FIXTURE.

EXTERIOR:

NEWER COMPOSITION ROOF

AGGREGATE DRIVEWAY OFFERS OFF-STREET PARKING

SCREENED PORCH + TWO DECKS

TERRACED REAR YARD WITH STONE BORDERS & WALKWAYS

FULLY PICKET FENCED REAR YARD

STORAGE SHED

SPECIAL FEATURES:

GREAT STORAGE SPACE IN WALK-UP ATTIC

LARGE MUD ROOM/LAUNDRY ROOM COULD ALSO BE EXERCISE ROOM

NEWER HVAC

IRRIGATION SYSTEM

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED IN HENRICO COUNTY IN DESIRABLE CROSS KEYS

OPPORTUNITY TO JOIN CROSS KEYS ASSOCIATION (\$35/YEAR)

WALK TO DEEP RUN PARK WITH PLAYGROUND, TRAILS + REC CENTER

MINUTES FROM INNSBROOK + SHORT PUMP SHOPPING AREAS

EASILY ACCESSIBLE TO INTERSTATE SYSTEM INCLUDING 64

PUBLIC SCHOOLS:

SHORT PUMP ELEMENTARY SCHOOL

POCAHONTAS MIDDLE SCHOOL

GODWIN HIGH SCHOOL

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

TABLE OF FACTS:

OWNER: MARYANN NEARY-GILL & JOHN P GILL

LEGAL DESCRIPTION: CROSS KEYS SC C BL E LT 9 78 B2 57

LOT SIZE: 0.28 ACRE

DATE OF CONSTRUCTION: 1984.

SQUARE FOOTAGE: 1979 (*Prospective purchasers and/or their agents should confirm data*)

CONSTRUCTION: BRICK FOUNDATION WITH HARDBOARD SIDING

ROOFING: COMPOSITION

HEATING: FORCED AIR

HEAT SOURCE: ELECTRIC

COOLING: CENTRAL AIR

2015 TAXES: \$2192.

OFFERED FOR \$274,000.

NOTE TO REALTORS:

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

BETSY DOTTERER

JOYNER FINE PROPERTIES

839-5907

BETSY.DOTTERER@JOYNERFINEPROPERTIES.COM

WWW.BETSYDOTTERER.COM



All information contained herein is believed to be correct, but a prospective purchaser should not rely on its accuracy in making a purchase decision. No warranty is intended, expressed or implied. Persons interested in this property should consult their own authorities before making a purchase decision. All measurements are approximate and should be verified by any prospective purchaser. School information is as provided by local municipal authorities, is subject to change, and should be confirmed by any prospective purchaser.