

303 OLD OAK ROAD, RICHMOND , VA 23229

~WESTHAM~

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: 6' x 5'9" PARQUET FLOORING. CROWN MOULDINGS. CHANDELIER.

LIVING ROOM: 18'5" x 13'3" WITH BAY WINDOW. PARQUET FLOORING. CROWN MOULDINGS. GAS FIREPLACE AND MANTLE WITH DENTIL MOULDING DETAIL. COAT CLOSET. STAIRCASE.

DINING ROOM: 14' x 12' PARQUET FLOORING. CROWN MOULDINGS. CHAIR RAIL WITH PANEL MOULDING BELOW. FRENCH DOORS OPEN TO REAR TERRACE.

KITCHEN: 15'2" x 12'5" OPENS TO DINING ROOM. EAT-IN BAR AREA. PREMIUM VINYL WOOD FLOORING. CABINETRY WITH NICKEL HARDWARE. GRANITE COUNTERTOPS. SUBWAY TILE BACKSPLASH. STAINLESS UNDERMOUNT SINK. GE STOVE AND MICROWAVE. GE STAINLESS REFRIGERATOR AND DISHWASHER. CEILING FIXTURE. PENDANT LIGHTING.

FAMILY ROOM: 17'6" x 13'5" PREMIUM VINYL WOOD FLOORING. WOOD BURNING FIREPLACE WITH HANDSOME WOODEN MANTLE SALVAGED FROM A HISTORIC FARMHOUSE. GLASS DOORS OPEN TO REAR TERRACE. FRENCH DOOR OPENS TO REAR DRIVEWAY.

MASTER BEDROOM #1: 14' x 11' BERBER CARPETING. MIRRORED DOUBLE DOOR CLOSET.

MASTER BATH #1: TILE FLOORING. VANITY WITH CABINETRY & SHELVING. SHOWER WITH TILE BACKSPLASH.

BEDROOM #2: 14'5" x 11' PARQUET FLOORING. CROWN MOULDINGS. MIRRORED DOUBLE DOOR CLOSET. CEILING FIXTURE.

BEDROOM #3: 12'2" x 10'9" PARQUET FLOORING. CROWN MOULDINGS. WALK-IN CLOSET. CEILING FIXTURE.

HALL BATH: UPDATED. CERAMIC TILE FLOORING. VANITY. TUB/SHOWER WITH TILE BACKSPLASH.

LAUNDRY ROOM/HALF BATH: PEDESTAL SINK. CABINETRY. STACKABLE WASHER/DRYER.

SECOND LEVEL:

HALLWAY: HARDWOOD FLOORING. WINDOW SEAT.

MASTER BEDROOM #2: 18'5" x 11'8" HARDWOOD FLOORING. BUILT-IN SHELVING. WALK-IN CLOSET WITH SHELVING + ACCESS TO WALK-IN ATTIC.

MASTER BATH: CERAMIC TILE FLOORING. VANITY. TUB/SHOWER WITH CERAMIC TILE BACKSPLASH. LINEN CLOSET.

EXTERIOR:

NEWER ROOF REPLACED IN 2012

PAVED DRIVE OFFERS OFF-STREET PARKING

SIDE TERRACE WITH DIRECT ACCESS TO FAMILY ROOM + KITCHEN

EXQUISITE PRIVATE REAR YARD WITH SLATE TERRACE, BRICK WALKWAYS + FOUNTAIN STORAGE SHED WITH ELECTRICITY

SPECIAL FEATURES:

MAINTENANCE-FREE BRICK EXTERIOR

OPTIONAL 1ST AND 2ND LEVEL MASTER SUITES

RECENTLY UPDATED KITCHEN WITH GRANITE + SUBWAY TILE BACKSPLASH

WALK-IN ATTIC WITH GOOD STORAGE

GAS FIREPLACE + WOOD BURNING FIREPLACE

AMPLE ON-STREET + OFF-STREET PARKING

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED IN HENRICO COUNTY IN DESIRABLE OLD WESTHAM

OPPORTUNITY TO JOIN WESTHAM CIVIC ASSOCIATION (\$50/YEAR)

WALK TO UNIVERSITY OF RICHMOND + TUCKAHOE ELEMENTARY

MINUTES FROM TUCKAHOE, VILLAGE & RIVER ROAD SHOPPING AREAS

EASILY ACCESSIBLE TO INTERSTATE SYSTEM INCLUDING 64 & 95

PUBLIC SCHOOLS:

TUCKAHOE ELEMENTARY SCHOOL

TUCKAHOE MIDDLE SCHOOL

FREEMAN HIGH SCHOOL

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

TABLE OF FACTS:

OWNER: SARAH G WILEY & LANGHORNE GIBSON, JR

LEGAL DESCRIPTION: WESTHAM SC L LT 17 83 A2 1

LOT SIZE: 0.34 ACRE

DATE OF CONSTRUCTION: 1950

SQUARE FOOTAGE: 2382 PER APPRAISER (*Prospective purchasers and/or their agents should confirm data*)

CONSTRUCTION: BRICK

ROOFING: COMPOSITION

HEATING: RADIANT

HEAT SOURCE: GAS

COOLING: CENTRAL AIR

2015 TAXES: \$3812.

OFFERED FOR \$550,000.

NOTE TO REALTORS:

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

Dining Room chandelier shall not convey.

Seller prefers to close on June 16th and rent back for 5 days.

BETSY DOTTERER

JOYNER FINE PROPERTIES

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