

15 RIVER ROAD, RICHMOND, VA 23226

15 River Road is the mailing address. Per tax records, 15 River Road is noted as 5801 River Road.

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: 11'5" x 8'9" TILE FLOORING. CHAIR RAIL WITH PICTURE MOULDING BELOW. COAT CLOSET. TURNED STAIRCASE. CEILING FIXTURE.

LIVING ROOM: 26'5" x 14'8" HARDWOOD FLOORING. CROWN MOULDINGS. GAS FIREPLACE + MANTLE WITH DENTIL MOULDING DETAIL. BUILT-IN BOOKCASES WITH CABINERY BELOW. PLANTATION SHUTTERS.

DINING ROOM: 14'5" x 12'9" HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL WITH PICTURE MOULDING BELOW. PLANTATION SHUTTERS. CHANDELIER.

KITCHEN: 24'4" x 11'5" EAT-IN! RENOVATED BY KITCHEN ART IN 2007. KARNDIAN TILE FLOORING. CROWN MOULDINGS. CUSTOM CABINERY INCLUDING GLASS FRONT DOORS. CORIAN COUNTERTOPS. BUILT-IN BAR AREA. NEUTRAL TILE BACKSPLASH. STAINLESS GE PROFILE STOVE, DISHWASHER, REFRIGERATOR & MICROWAVE. PENDANT LIGHTING. RECESSED LIGHTING. DOOR TO BASEMENT. ENTRANCE TO PRIVATE OFFICE. TWO FRENCH DOORS: ONE OPENS TO DRIVEWAY, OTHER OPENS TO REAR YARD + DECK.

FAMILY ROOM: 27' x 16'4" HARDWOOD FLOORING. CROWN MOULDINGS. WOOD BURNING FIREPLACE WITH DELFT TILE SURROUND. CUSTOM SHELVING WITH CABINERY ABOVE & BELOW. DOUBLE DOOR CLOSET. WET BAR. RECESSED LIGHTING. GLASS DOORS OPEN TO PRIVATE REAR YARD.

POWDER ROOM: VINYL FLOORING. VANITY. LIGHT FIXTURE.

SECOND LEVEL:

HALLWAY: CARPETING. CHAIR RAIL WITH PICTURE MOULDING BELOW. LINEN CLOSET. CEILING FIXTURE. ACCESS TO PULL-DOWN ATTIC.

MASTER BEDROOM: 17'7" x 12' HARDWOOD FLOORING. CEILING FAN. WALK-IN CLOSET. ACCESS TO STUDIO.

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

BEDROOM #2: 13'9" x 13'3" HARDWOOD FLOORING. BUILT-IN SHELVING. CLOSET.

BEDROOM #3: 13'9" x 10'1" HARDWOOD FLOORING. BUILT-IN SHELVING. CLOSET.

BEDROOM #4: 13'4" x 11' HARDWOOD FLOORING. BUILT-IN SHELVING. TWO CLOSETS.

HALL BATH: CERAMIC TILE FLOORING. TUB/SHOWER WITH CERAMIC TILE BACKSPLASH. VANITY. BUILT-IN HAMPER.

STUDIO: 23' x 9'2" VINYL FLOORING. BUILT-IN SHELVING. DIRECT ACCESS TO REAR YARD. GOOD SPACE TO EXPAND MASTER BEDROOM.

OFFICE/GUEST ROOM: 11'3" x 8'2" ACCESSED OFF KITCHEN. CARPETING. BUILT-IN SHELVING. STORAGE CLOSET. POWDER ROOM: VINYL FLOORING. SINK. CLOSET.

BASEMENT:

LAUNDRY ROOM WITH UTILITY SINK AND SHELVING. DOOR TO EXTERIOR.
WORKSHOP AREA.

EXTERIOR:

BRICK & CLAPBOARD SIDING WITH NEW LAMARITE SLATE ROOF (2006)
0.78 ACRE LOT WITH FRONT & REAR PRIVACY FENCING
ATTACHED 2-CAR GARAGE
FRONT BRICK WALKWAY & LANDING INSTALLED IN 2006
STUNNING MAGNOLIA TREE IN FRONT YARD
AMPLE FRONT & REAR, OFF STREET, PAVED PARKING
PRIVATE REAR YARD WITH DECK & FISH POND

SPECIAL FEATURES:

HENRICO COUNTY SCHOOLS & TAXES WITH CITY ADDRESS!
RIVER ROAD ADDRESS WITH PARKING ON HUNTLEY ROAD
NEWER MAINTENANCE-FREE LAMARITE SLATE ROOF
KITCHEN RENOVATED BY KITCHEN ART IN 2007
PROFESSIONAL LANDSCAPING BY MARCIA FRYER

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED IN DESIRABLE CHATHAM HILLS OFF RIVER ROAD
WALK TO CCV & SHOPPES AT LIBBIE & GROVE
EASILY ACCESSIBLE TO RIVER ROAD & STONY POINT SHOPPING AREAS
MINUTES AWAY FROM DOWNTOWN EXPRESSWAY & CHIPPENHAM PARKWAY
CONVENIENTLY LOCATED TO ST. CATHERINE'S, ST. CHRISTOPHER'S, ST. BRIDGET'S &
COLLEGIATE SCHOOLS

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: LINDA B AND JOHN F GAYLE, JR

LEGAL DESCRIPTION: CHATHAM HILLS LT 1-2 95A B1 7

DATE OF CONSTRUCTION: 1922

SQUARE FOOTAGE: 3516 ON 1ST & 2ND LEVELS + 490 IN UNFINISHED BASEMENT PER APPRAISER *(Prospective purchasers and/or their agents should confirm data)*

CONSTRUCTION: BRICK AND CLAPBOARD

ROOFING: LAMARITE SLATE COMPOSITE SHINGLES, INSTALLED IN 2006 + BUCKINGHAM SLATE ON FLAT REAR ROOF

HEATING: FORCED HOT AIR, AUXILIARY BASEBOARD HEAT IN FR + STUDIO

HEAT SOURCE: NATURAL GAS, ELECTRIC

COOLING: CENTRAL AIR / 1ST LEVEL VENTS ARE IN KITCHEN + LIVING ROOM

WATER/SEWER: PUBLIC WATER / SEPTIC

2015 TAXES: \$5037.

OFFERED FOR \$734,000.

NOTE TO REALTORS:

Although no known defects, appliances, fireplace chimneys & flues, sink in studio, garage doors & security system convey "as is".

The mailing address for 5801 River Road is 15 River Road. The current owners changed the mailing address as it makes more sense with the neighboring city addresses on River Road.

BETSY DOTTERER

839-5907

BETSY.DOTTERER@JOYNERFINEPROPERTIES.COM

PHOTOS, GO TO: **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.