

# 5902 RIVER ROAD, RICHMOND, VA 23226

*Note: All Room Dimensions Are Approximate*

## **FIRST LEVEL: 9' CEILINGS**

**ENTRANCE HALLWAY:** 18' x 6' HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL. STAIRCASE TO LOWER LEVEL. RECESSED LIGHTING.

**SIDE HALLWAY:** HARDWOOD FLOORING. COAT CLOSET. POWDER ROOM. PANTRY WITH SHELVING. STAIRCASE TO SECOND LEVEL.

**LIVING ROOM:** 23' x 17'3" HARDWOOD FLOORING. CROWN MOULDINGS. GAS BURNING FIREPLACE WITH LIMESTONE MANTLE AND HEARTH. WALLS FAUX PAINTED BY ARTIST, SUNNY GOODE. SURROUND SOUND. TRAY CEILING. CEILING FAN. RECESSED LIGHTING. FRENCH DOOR OPENS TO BALCONY.

**DINING ROOM:** 15'4" x 11'8" HARDWOOD FLOORING. CROWN MOULDINGS. CHAIR RAIL. WALLS FAUX PAINTED BY ARTIST, SUNNY GOODE. CHANDELIER.

**KITCHEN:** 14'2" x 11'3" EAT-IN AREA WITH CHANDELIER + FRENCH DOOR OPENS TO BALCONY. TILE FLOORING. CHAIR RAIL WITH BEAD BOARD WAINSCOTING BELOW. BIRCH CABINETS. GRANITE COUNTERTOPS. ISLAND WITH STORAGE BELOW. STORAGE CLOSETS WITH PANE GLASS DOORS + LIGHTING. STAINLESS APPLIANCES INCLUDING DCS FOUR BURNER GAS COOKTOP WITH GRIDDLE, DCS HOOD VENT WITH LIGHTING, DCS DOUBLE CONVECTION OVENS & GE PROFILE DISHWASHER. DOUBLE STAINLESS SINK WITH PULLOUT FAUCET & INSTANT HOT WATER.

**MUDROOM:** 12' x 11'6" TILE FLOORING. STORAGE CLOSET. BIRCH CABINETS. WASHER/DRYER CONNECTION. ARCHED ENTRANCE OPENS TO FRONT DRIVE.

**POWDER ROOM:** 16' x 14' HARDWOOD FLOORING. CHAIR RAIL WITH BEAD BOARD WAINSCOTING BELOW. KOHLER PEDESTAL SINK. LIGHT FIXTURE.

**MASTER BEDROOM:** 18'5" x 12' SISAL CARPETING. CROWN MOULDINGS. CUSTOM CORNER CABINET FOR TV & STORAGE. CEILING FAN. TWO WALK-IN CLOSETS WITH SHELVING & POCKET DOORS.

**MASTER BATH:** CERAMIC TILE FLOORING. CHAIR RAIL WITH BEAD BOARD WAINSCOTING BELOW. KOHLER TUB WITH SPRAYER. LARGE SHOWER WITH TILE FLOORING & BACKSPLASH + SEAMLESS DOOR. DOUBLE VANITIES WITH CULTURED MARBLE SINKS & STORAGE BELOW. TWO MIRRORS. MEDICINE CABINET. ALCOVE STORAGE FOR TOWELS.

## **SECOND LEVEL:**

**HALLWAY WITH SITTING AREA:** 22' x 4'5" SISAL CARPETING. WALK-IN STORAGE CLOSET WITH SHELVING. WALK-IN ATTIC. THREE CEILING FIXTURES.

**BEDROOM #2:** 17'2" x 12'2" SISAL CARPETING. DOUBLE DOOR CLOSET. BLINDS. CEILING FAN.

**BEDROOM #3:** 17'2" x 11'1" SISAL CARPETING. DOUBLE DOOR CLOSET. BLINDS. CEILING FAN.

**HALL BATH:** 12'2" x 8'4" CERAMIC TILE FLOORING. VANITY WITH DOUBLE SINKS. TUB/SHOWER WITH CERAMIC TILE BACKSPLASH & GLASS ENCLOSURE. LINEN CLOSET WITH SHELVING. MIRROR. LIGHT FIXTURE.

## **LOWER LEVEL:**

**FAMILY ROOM:** 24' x 12' SISAL CARPETING. CHAIR RAIL WITH WAINSCOTING BELOW. CUSTOM SHELVING. CEILING FAN. RECESSED LIGHTING. FRENCH DOOR OPENS TO SCREENED PORCH.

**SCREENED PORCH:** INVITING WITH VIEWS OF THE GOLF COURSE. TREX FLOORING. TWO CEILING FANS. RECESSED LIGHTING. DOOR OPENS TO SIDE YARD.

**BEDROOM #4:** 14'5" x 11'8" CURRENTLY USED AS AN OFFICE. SISAL CARPETING. DOUBLE DOOR CLOSET. TRACK LIGHTING.

**OFFICE/STUDIO:** 23'3" x 10'5" CEMENT FLOORING. BEAD BOARD WAINSCOTING. LARGE CLOSET WITH SHELVING. DIRECT ACCESS TO FULL BATH.

**FULL BATH:** CERAMIC TILE FLOORING. LARGE SHOWER WITH CERAMIC TILE FLOORING AND BACKSPLASH. VANITY. MIRROR. CUSTOM SHELVING.

**WINE CELLAR:** 16' x 8'5" CERAMIC TILE FLOORING. CUSTOM TRACK LIGHTING. REMOVABLE WINE STORAGE RACKS.

**GARDEN/STORAGE ROOM:** 18' x 13' SPACIOUS! BUILT-IN SHELVING. CRAWL SPACE ACCESS. DOOR OPENS TO SIDE YARD.

**MECHANICALS ROOM:** 11'6" x 7' AIR HANDLER. HOT WATER HEATER. GOOD STORAGE AREA FOR TOOLS & WORKBENCH.

## **EXTERIOR:**

MANAGEABLE YARD WITH ACCESS TO THE COUNTRY CLUB OF VIRGINIA  
SCREENED PORCH & BALCONIES WITH GOLF COURSE VIEWS  
FULLY FENCED REAR YARD  
STAMPED CONCRETE DRIVEWAY & PRIVACY WALL

## **SPECIAL FEATURES:**

CUSTOM BUILT IN 2000 BY BUILDER, TOM TEAL AS HIS PERSONAL RESIDENCE  
CONSTRUCTED WITH INSULATED CONCRETE & ICE BLOCK TO CONTROL NOISE  
IMPRESSIVE FRONT DOOR MADE FROM SOUTH AMERICAN OAK  
LOW MAINTENANCE INTERIOR AND EXTERIOR  
VINYL CLAD WINDOWS THROUGHOUT + MORTIS LOCKS & IRON LEVERS ON ALL DOORS  
EXCELLENT STORAGE THROUGHOUT  
GENERATOR INSTALLED BY CURRENT OWNERS

## **PERTINENT NEIGHBORHOOD INFORMATION:**

LOCATED ON RIVER ROAD NEAR THE COUNTRY CLUB OF VIRGINIA  
WALK TO THE SHOPS AT LIBBIE AND GROVE  
EASILY ACCESSIBLE TO RIVER ROAD, SHORT PUMP & CARYTOWN SHOPPING AREAS  
WITHIN MINUTES OF AREA SCHOOLS INCLUDING ST. CATHERINE'S, ST. CHRISTOPHER'S & ST. BRIDGET'S  
EASILY ACCESSIBLE TO RIVER ROAD, SHORT PUMP & CARYTOWN SHOPPING AREAS

**PRIVATE SCHOOLS:**

STEWARD SCHOOL  
TRINITY EPISCOPAL SCHOOL  
ST. CATHERINE'S SCHOOL  
ST. CHRISTOPHER'S SCHOOL  
COLLEGIATE SCHOOL

**PUBLIC SCHOOLS:**

MUNFORD 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:** ANNE T AND RICHARD T RILEY

**ADDRESS:** 5902 RIVER ROAD, RICHMOND, VA 23226

**LEGAL DESCRIPTION:** 285.00x105.60 IRREGULAR LOT .5 ACRE

**DATE OF CONSTRUCTION:** 2000

**SQUARE FOOTAGE:** 4108 (*Prospective purchasers and/or their agents should confirm data*)

**CONSTRUCTION:** SYNTHETIC STUCCO

**ROOFING:** DURASLATE ROOF - 50 YEAR WARRANTY

**HEATING:** TWO-ZONE, HEAT PUMP

**HEAT SOURCE:** ELECTRIC

**COOLING:** TWO-ZONE, CENTRAL AIR

**WATER SUPPLY:** PUBLIC

**SEWAGE DISPOSAL:** PUBLIC

**2014 TAXES:** \$8,040.

**INTERNET:** VERIZON

**NOTE TO REALTORS:**

*The intercom system conveys "as is".*

*The two glass Munro light shades in the office, all outdoor sculptures and washer/dryer shall not convey.*

*Heat pump (upper level) is one month old + refrigerator & dishwasher are less than 6 months old.*

**PRICE: \$795,000.**

