

# 8120 SAWMILL ROAD, RICHMOND, VA 23229

## ~UNIVERSITY HEIGHTS~

*Note: All Room Dimensions Are Approximate*

### FIRST LEVEL:

**ENTRANCE HALLWAY:** 13' x 4'5" SLATE FLOORING. CHAIR RAIL & CROWN MOULDINGS. COAT CLOSET. CHANDELIER. ARCHED ENTRANCE TO FORMAL ROOMS.

**LIVING ROOM:** 17'4" x 13' HARDWOOD FLOORING. CROWN MOULDINGS. STAIRCASE. MASONRY FIREPLACE AND MANTLE WITH ORNAMENTAL DETAIL. PLANTATION SHUTTERS. CEILING FAN WITH LIGHTING. FRENCH DOOR OPENS TO STUDY/SUNROOM.

**DINING ROOM:** 12'8" x 12' HARDWOOD FLOORING. CHAIR RAIL & CROWN MOULDINGS. PLANTATION SHUTTERS. CEILING FIXTURE.

**KITCHEN:** 23'1" x 12'7" RENOVATED! HARDWOOD FLOORING. CUSTOM CABINETS. BRAZILIAN GRANITE COUNTERTOPS. ALL STAINLESS APPLIANCES: 5-BURNER GAS COOKTOP, GE PROFILE REFRIGERATOR, GE PROFILE WALL OVEN, MICROWAVE + WARMING DRAWER, GE PROFILE COOLER DRAWERS & KITCHEN AID DISHWASHER. DOUBLE DOOR PANTRY WITH SHELVING. BUILT-IN DESK WITH GRANITE COUNTERTOP AND CABINETS ABOVE. UNDER CABINET LIGHTING. PENDANT LIGHTING. RECESSED LIGHTING. DOOR TO BASEMENT.

**DINING AREA:** 11'8" x 8'6" HARDWOOD FLOORING. PICTURE WINDOW. OPENS TO FAMILY ROOM.

**FAMILY ROOM:** 22' x 18'5" HARDWOOD FLOORING. MASONRY FIREPLACE WITH STONE SURROUND AND HEARTH. WOODEN MANTLE. CUSTOM CABINETS WITH SHELVING ABOVE. VAULTED CEILING WITH RECESSED LIGHTING AND CEILING FAN. FRENCH DOORS OPEN TO STONE LANDING AND BLUESTONE TERRACE.

**MASTER BEDROOM:** 20'1" x 15'5" HARDWOOD FLOORING. CROWN MOULDINGS. GAS FIREPLACE WITH SHELF ABOVE. FRENCH DOORS OPEN TO STUDY/SUNROOM.

**MASTER BATH:** CERAMIC TILE FLOORING. JETTED TUB. CERAMIC TILE SHOWER WITH BENCH. DOUBLE VANITY WITH TRAVERTINE COUNTERTOP. WATER CLOSET. IRONING BOARD CABINET. SPACIOUS WALK-IN CLOSET WITH SHELVING AND DRAWERS. BAY WINDOW WITH PLANTATION SHUTTERS. VAULTED CEILING WITH RECESSED LIGHTING.

**STUDY/SUNROOM:** 20'1" x 9'8" SLATE TILE FLOORING. CROWN MOULDINGS. THREE ARCHED WINDOWS. CEILING FAN WITH LIGHTING. ARCHED FRENCH DOORS OPEN TO SIDE BLUESTONE TERRACE.

**MUDROOM:** 15'3" x 7' CERAMIC TILE FLOORING. BUILT-IN CUBBIES WITH SHELVING. WASHER/DRYER HOOK-UP. CEILING FIXTURE. FRENCH DOOR OPENS TO COVERED PORCH AND DRIVEWAY.

**POWDER ROOM:** CERAMIC TILE FLOORING. VANITY. LIGHT FIXTURE.

## **SECOND LEVEL:**

**HALLWAY:** HARDWOOD FLOORING. DOUBLE DOOR LINEN CLOSET WITH SHELVING. CLOSET. CEILING FIXTURE.

**BEDROOM #2:** 12'8" x 12' HARDWOOD FLOORING. CLOSET. BUILT-IN DRAWERS. CEILING FAN WITH LIGHTING.

**BEDROOM #3:** 14' x 12'8" HARDWOOD FLOORING. WALK-IN CEDAR CLOSET. BUILT-IN DRAWERS. CEILING FAN WITH LIGHTING.

**BEDROOM #4:** 14'4" x 12'1" HARDWOOD FLOORING. TWO WALK-IN CLOSETS. CEILING FAN WITH LIGHTING. ACCESSED FROM BEDROOM #3.

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

## **BASEMENT:**

**REC ROOM:** 24'6" x 21' CERAMIC TILE FLOORING. MASONRY FIREPLACE WITH BRICK SURROUND. RECESSED LIGHTING.

**WORKSHOP/OFFICE:** 24'6" x 12'1" TILE FLOORING. BUILT-IN SHELVING. DOOR TO EXTERIOR. (NOT INCLUDED IN FINISHED SQUARE FEET.)

**GARAGE:** 40' x 19' DETACHED. 2-CAR GARAGE. AUTOMATIC DOOR OPENER. SEPARATE STORAGE ROOM/WORKSHOP.

## **EXTERIOR:**

BRICK EXTERIOR WITH HARDPLANK ADDITION WITH CUSTOM STONEMWORK + SLATE ROOF EXQUISITELY LANDSCAPED WITH BLUESTONE TERRACES, STONEMWORK, FIRE PIT & BORDERS FRONT CIRCULAR DRIVE + PAVED DRIVE LEADS TO GARAGE & REAR YARD  
TWO-CAR GARAGE WITH ATTACHED STORAGE ROOM

## **SPECIAL FEATURES:**

MASTERFULLY RENOVATED KITCHEN AND FAMILY ROOM  
FIRST FLOOR MASTER SUITE WITH FIREPLACE  
GOOD STORAGE THROUGHOUT  
FOUR FIREPLACES + ARCHED ENTRYWAYS THROUGHOUT  
PROFESSIONALLY LANDSCAPED YARD + TWO CAR GARAGE WITH ATTACHED STORAGE ROOM

## **PERTINENT NEIGHBORHOOD INFORMATION:**

LOCATED IN HENRICO COUNTY IN DESIRABLE UNIVERSITY HEIGHTS  
OPPORTUNITY TO JOIN UNIVERSITY HEIGHTS NEIGHBORHOOD ASSOCIATION + KANAWHA RECREATION ASSOCIATION  
WALK TO TUCKAHOE ELEMENTARY + TUCKAHOE SHOPPING CENTER  
MINUTES FROM FREEMAN HIGH, REGENCY SQUARE & VILLAGE SHOPPING CENTER  
EASILY ACCESSIBLE TO INTERSTATE SYSTEM INCLUDING 64, 95 & 288

## **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:** ROBIN H. FARINHOLT & JAMES B. FARINHOLT III

**ADDRESS:** 8120 SAWMILL ROAD, RICHMOND, VA 23229

**LEGAL DESCRIPTION:** UNIVERSITY HEIGHTS LT PT 97 98 84 B2 1

**LOT SIZE:** 0.48 ACRE

**DATE OF CONSTRUCTION:** 1950. RENOVATED

**SQUARE FOOTAGE:** 4188 PLUS 288 UNFINISHED IN BASEMENT (*Prospective purchasers and/or their agents should confirm data*)

**CONSTRUCTION:** BRICK WITH HARDIPLANK & CUSTOM STONWORK ON ADDITIONS

**ROOFING:** SLATE

**HEATING:** THREE-ZONE HEAT PUMP

**HEAT SOURCE:** ELECTRIC

**COOLING:** THREE-ZONE CENTRAL AIR

**WATER SUPPLY:** PUBLIC

**SEWAGE DISPOSAL:** PUBLIC

**2013 TAXES:** \$5,112.

**INTERNET:** VERIZON FIOS

**NOTE TO REALTORS:**

*Although no known defects, fireplace chimneys, flues and appliances convey "as is".  
Washer/dryer and the light fixtures in the dining room, above the kitchen table and above the desk in  
the family room shall not convey.*

**BETSY DOTTERER  
JOYNER FINE PROPERTIES  
839-5907**

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**OFFERED FOR \$699,000.**

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.