

“Fox Den Farm”

1621 Carriage Road, Manakin-Sabot, VA 23103



Represented by Richard Bower (804) 476-0010

www.RichardBower.com

Joyner Fine Properties

Owner: Patricia Hammon Sage, Trustee of the Patricia Hammon Sage Living Trust, U/A, dated Oct 21, 1998
Legal Description: Tax Map Parcels 57-5-0-4 (56.16 acres), 57-1-0-67A (20 acres) and 46-1-0-52-0 (16 acres)
Acreage: Per Goochland tax records, 92.16 acres of which approximately 26 acres are open, and the remainder wooded
Year Built: Original residence was built in 1986/87 – enlarged by substantial addition in 1991/92
Schools: Randolph Elementary, Goochland Middle, Goochland High
Finished sq ft: Per appraisal: 6,375 sq ft



Notable Features and Information

The one and half story on the right “wing” of the building structure was the original home. A significant enlargement was undertaken in 1991 and makes up the northern wing of the residence.

Exterior

- Gravel driveway with fenced pastures
- House has wood siding and concrete shingle roof with scalloped edges
- Window shutters with true working hinges
- Brick ground gutters
- Covered front porch
- Mature landscaping with large boxwoods and towering trees
- Two ponds
- Rear parking area with two informal back entrances
- Screened porch, rear raised brick terrace and ground level brick patio, all overlook the pond; the patio leads into the lower-level covered entry to the family room in the “new” section



Interior

- Heart pine details including floors, staircases, oversized box crown moulding with 9+ members, wainscoting and chair rails
- Six handsome colonial fireplaces throughout the home
- Three staircases from the first to the second floors – one in the original home and two in the newer structure
- First floor primary suite with two bathrooms (in the original structure)
- Partially finished lower-level rooms – a family room in the “new” section and a recreation room in the “original”





Mechanicals

- HVAC – 3 zone heat pumps and gas furnace
- Gas (propane) hot water heater
- Generator
- Private septic and well

External buildings

- Garden Shed – 14'x14'; adjoins a large, fenced garden.
- Stable/shop – 707 sqft; frame

structure comprised of 3 horse stalls and a shop/tack room.

- Dog run - 10'3x16' with 4 houses and runs /Chicken house - 8'x10' plus enclosure
- Large barn – 50'x36' plus tramp shed 12'x50'; built as a hay barn, it is a post and beam structure with metal roof; designed to serve cattle or horses; potential for 4 large horse stalls and a center aisle. Above the barn is a hay loft.



Ponds

- Lower pond is approximately .7 acres in size
- The upper lake is approximately 4.5 acres.



Main Level (new)

Foyer 29'9 x 9'10

Front to back; heart pine floor and trim, staircase, 6-member boxed crown moulding, chair rail and raised panel wainscoting; two closets at the front entry; arched openings to the living and dining rooms; the back section has a powder room, an exterior back door, and two closets, plus secondary doors to the living and dining rooms



Living Room 17'6 x 17'9 9'11 ceiling height
Heart pine floor, crown moulding, and chair rail; fireplace with brick hearth and arched surround; carved mantle; doors to the foyer



Dining Room 17'7 x 15'9

Heart pine floor; fireplace with brick hearth and surround; two doors to the bar/kitchen; two doors to the foyer



Bar

Wet bar with serving area, a window and built-in storage and workspace; separate serving bar under the windows between the dining room and the bar; back staircase to the second floor; staircase to the lower-level family room space; open to the kitchen and morning room areas

Informal Dining / Morning Room 16'4 x 12'5 9' ceiling height

Heart pine floor; fireplace with heart pine accents; two small windows flank the fireplace; windows and French doors open to the raised terrace overlooking the pond; open to the kitchen and to the bar area

Kitchen (work area) 16'3 x 14'9

Heart pine floor; crown moulding; work island with breakfast bar and double sink with a disposal and dishwasher; tile backsplash; built-in GE ovens; Kitchen Aid side-by-side refrigerator and cooktop; window over cooktop; large pantry storage; staircase to the original structure; staircase to the second-floor bedrooms and baths



Main Level (original)

Laundry/Utility Rm 11' x 7'6"

Tile floor; window; built-in cabinets; laundry sink; laundry hookups

Library 13'7" x 12'

Pine floor; window; passageway between the old and new sections; built-in bookcases; crown moulding

Back Hall

Stairs to the basement; powder room

Powder Room

Cultured marble vanity; crown moulding and chair rail

Foyer 13'8" x 4'6"

Heart pine floor; staircase; front door with transom; crown moulding; closet; open to the Primary Bedroom Suite

Primary Bedroom 25'4" x 15'3"

Heart pine floor; fireplace with brick hearth and surround; crown moulding and chair rail; four windows; ceiling fan; French doors to the screened porch; doors to the foyer and to the bathroom/closet areas



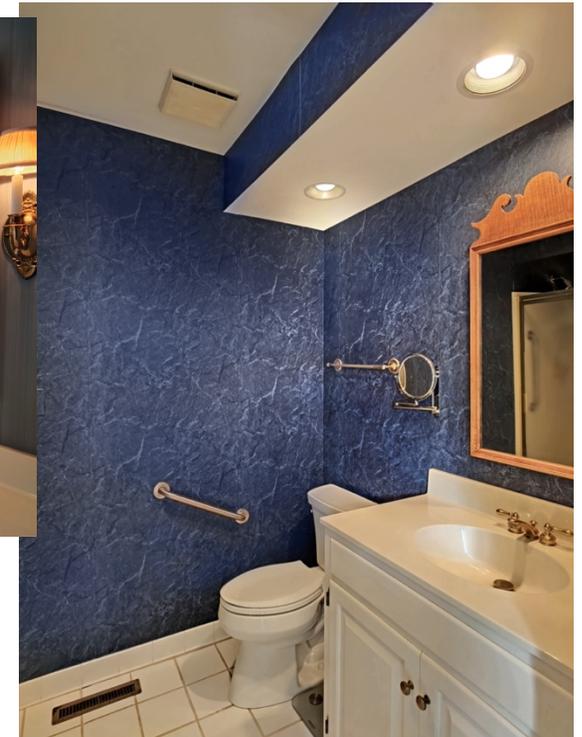
Screened Porch 14'10 x 11'6
Overlooks the pond; exterior door; ceiling fan; opens to primary bedroom

Dressing Room
Large, cultured marble vanity with dressing table area and window; double walk-in closet

Hallway
Back exterior door; linen closets; to two bathrooms

Bathroom #1
Tile floor; raised cultured marble vanity; shower with bench and glass door

Bathroom #2
Tile floor; raised cultured marble vanity with storage; bathtub/shower; window



Basement (original)

Recreation Room

Covered entrance located under the screened porch; brick fireplace;

Powder Room

Storage and Mechanical Rooms



Second Floor (original)

Office/Studio 13'7 x 12'2 (left end at top of the stairs)
Or additional bedroom; pine floor; two windows; closet

Hallway
Pine floor; linen closet; pull-down attic

Bathroom
Tile floor and tub/shower surround;
window; cultured marble vanity with
storage below

Bedroom #2 12'2 x 10'2 (middle front)
Pine floor; closet; two windows

Bedroom #3 19'8 x 11' (right end)
Pine floor; four windows; large walk-in closet
with built-ins



Second Floor (new)

Main Stairway Upper Hall

Heart pine floor, bannisters, newel posts and chair rail with wainscoting below

Bedroom #4 18'4 x 14'8 (left end)

Pine floor; walk-in closet; five windows; crown moulding; private bathroom

Bathroom

Tile floor; window; cultured marble vanity top; tub/shower with tile surround; linen closet

Bedroom #5 18'3 x 13'5 (middle)

Pine floor; crown moulding; closet to walk-up attic; two closets; four windows; doors to upper hall and back stairs hall



Hall Bathroom

Tile floor and shower with glass door; cultured marble vanity with storage; window

Bedroom #6 14'6 x 10'6 irregular

Pine floor; four small windows; open to the back staircase hallway; separate storage or dressing room



Dressing Room off BR#6

Pine floor; pine paneled walls with built-ins; hanging rods and storage areas



Basement (new)

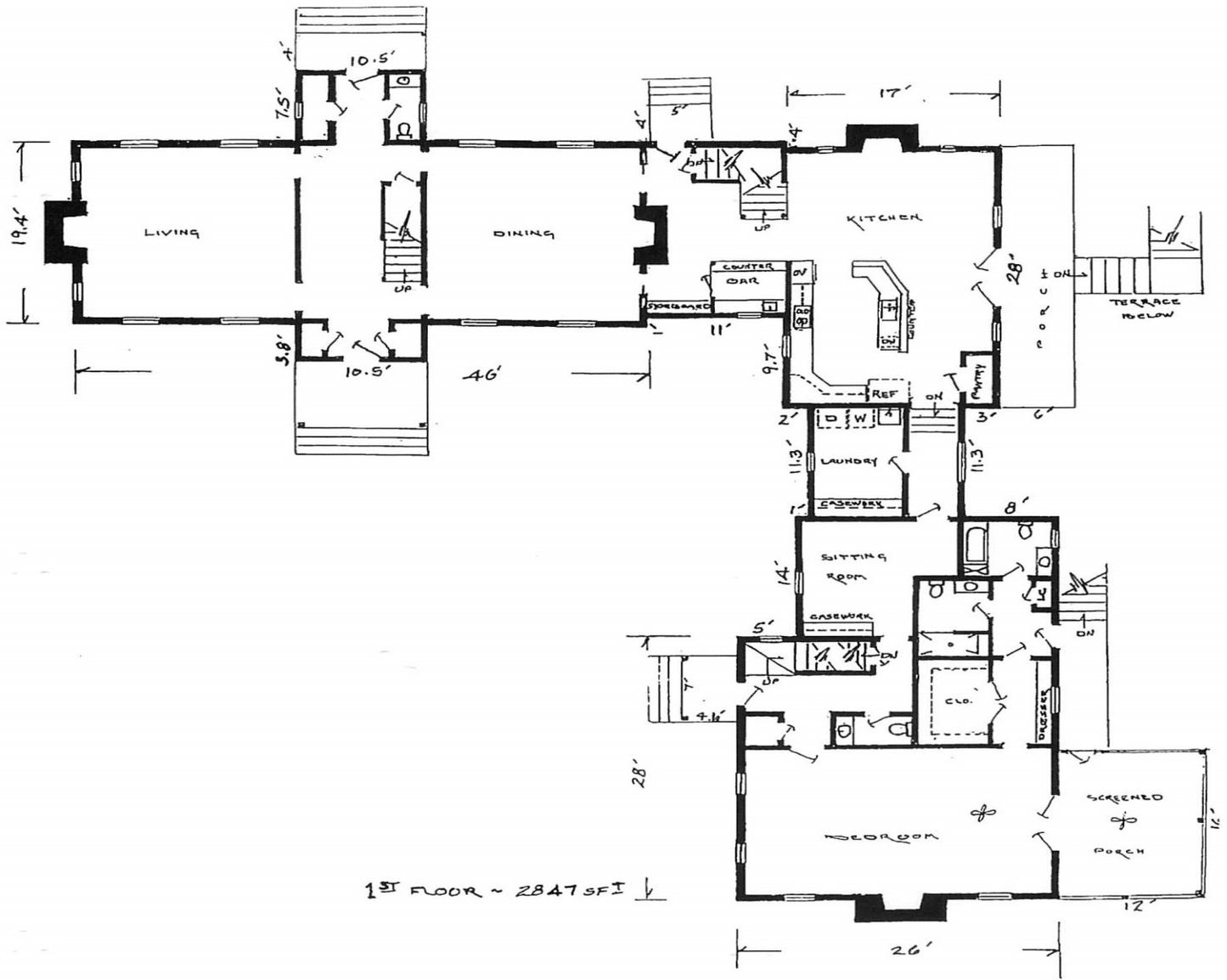
Family Room 26' x 15'
Brick floor; fireplace with brick surround and mantle; two windows; French doors to the covered brick entry and patio; door to hall with stairs and powder room

Powder Room
Brick floor; cultured marble vanity

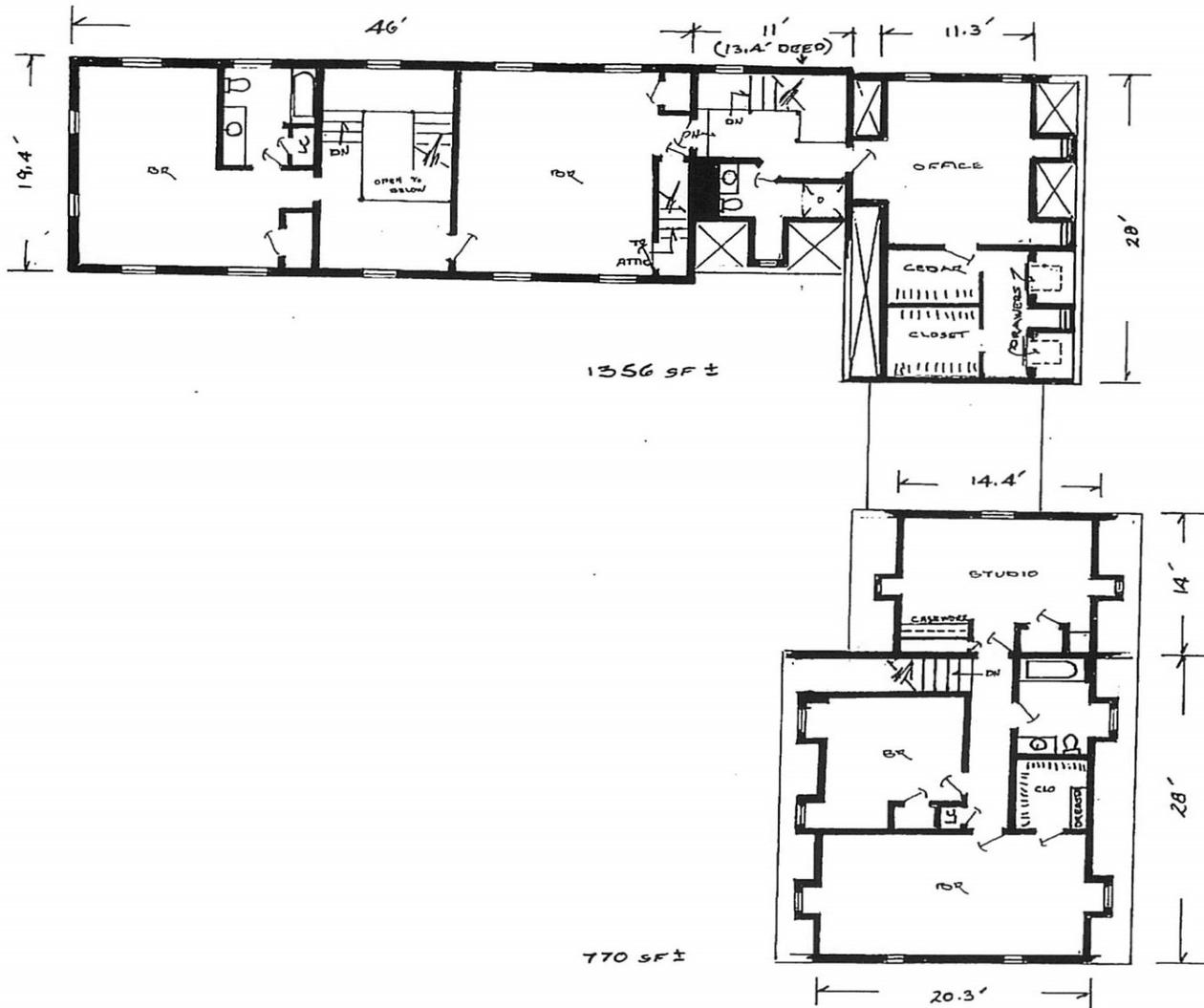
Mechanical Room



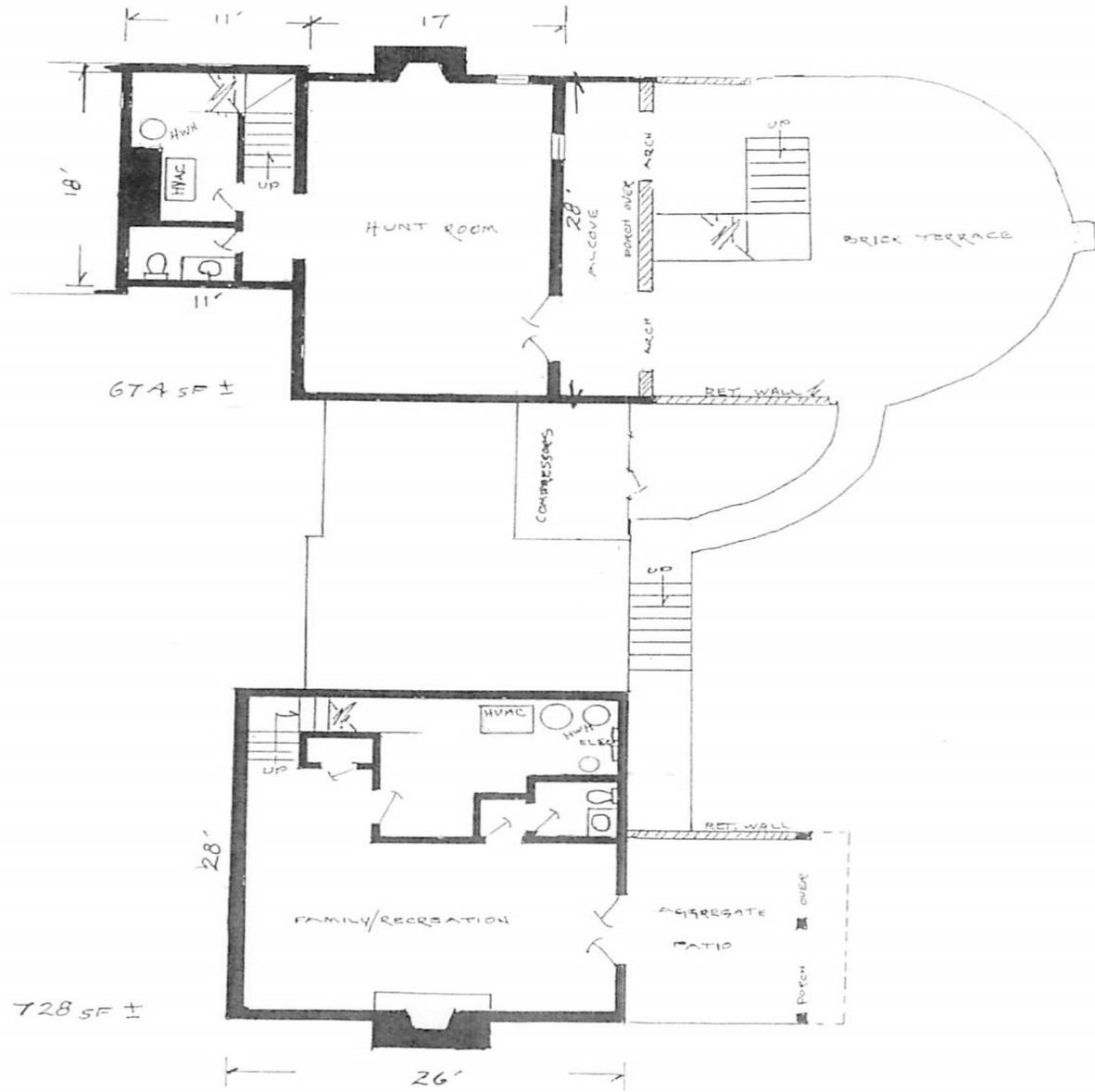
The information herein has been obtained from sources believed to be reliable but is in no way warranted by us. Dimensions are approximate.



RESIDENCE ~ FOX DEN FARM
 ABOVE GRADE GLA ~ 4973 SF ±
 LOWER LEVEL ~ 1402 SF ±



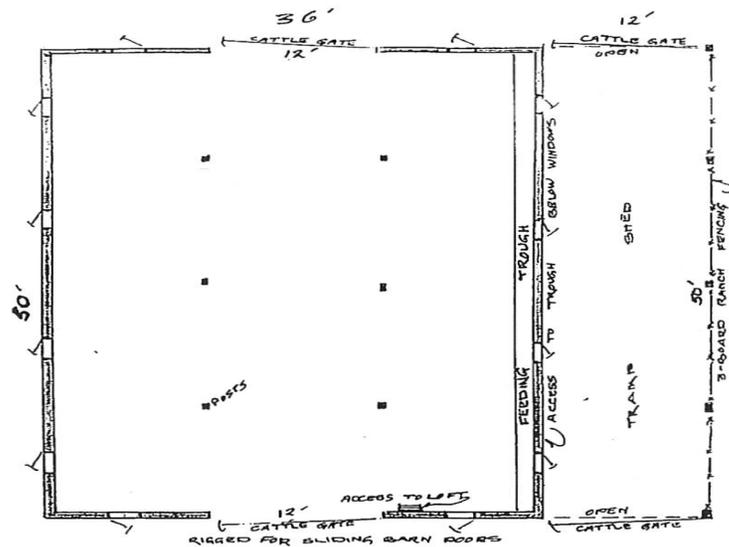
2ND FLOOR ~ 2126 SF ±



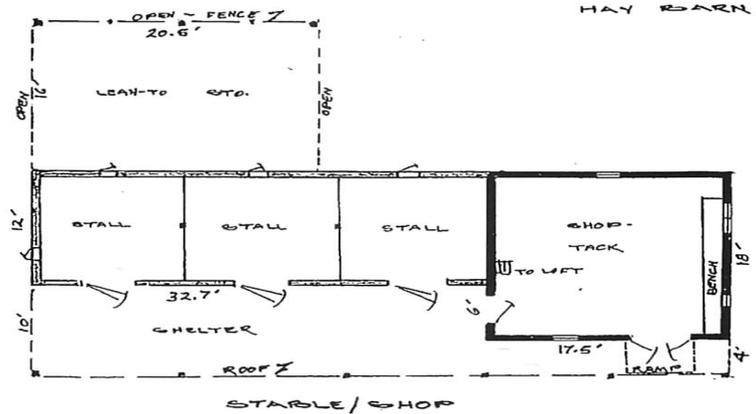
674 SF ±

728 SF ±

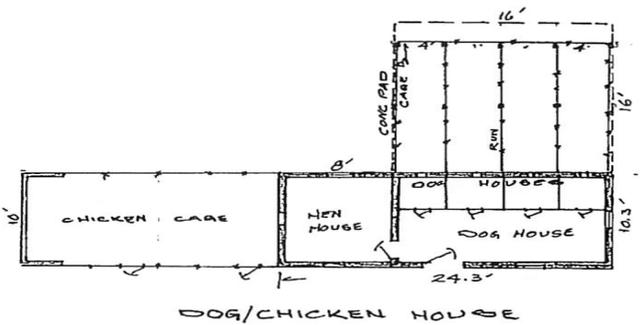
BASEMENT = 1402 SF ±



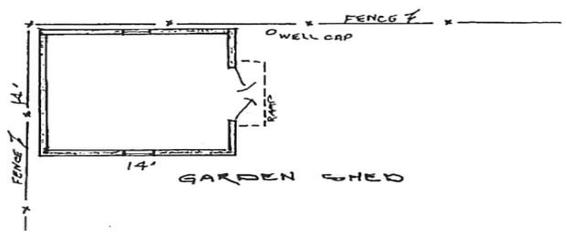
CATTLE BARN
HAY BARN



STABLE / SHOP



DOG/CHICKEN HOUSE



GARDEN SHED

FOX DEN FARM
DEPENDENCIES

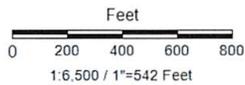
County of Goochland, Virginia

Legend

-  Census Boundary - 2019
-  Address Labels
-  Address Points
-  Parcel Tax Map Labels
-  Parcels
-  Road Labels



GOOCHLAND COUNTY



Title:

Date: 2/23/2022

DISCLAIMER: This map depicts data derived from public records and presented "as is." It is not a legal representation of any feature depicted. Determinations of topography or contours, and depictions of physical improvements and property lines are for general information only and cannot be used for the design, modification, or construction of improvements to real property or for flood plain determinations. Goochland County disclaims all warranties, express or implied, including implied warranties of merchantability and fitness for a particular purpose. Goochland County assumes no responsibility or liability for any errors, omissions, or inaccuracies. Contact (804) 556-5832 with questions.



MABEL HENLEY
FA 19 - 627

GEORGE H.
ALVIS
DB 132 - 173

TRACT III
56.54 ACRES

DR. C. M.
CARAVAT
DB 93 - 169
PB 13 - 43

PETER BANCE et al
DB 148 - 474
DB 125 - 503
PB 11 - 12

PETER BANCE
et al
DB 148 - 474
DB 125 - 503
PB 11 - 12

U.
JR.
74 - 373

TRACT II
40.05 ACRES

TRACT IV
56.16 ACRES

DEEP RUN HUNT
CLUB, INC.
DB 74 - 290
PB 4 - 132

BROAD RUN
CORP.
DB 146 - 50
PB 17 - 37
PRESTON B.
ROGERS, JR.
et ux
DB 104 - 207
Plots
DB 105 - 55
DB 104 - 208

N.W. GATHRIGHT
Estate
DB 68 - 228
PB 1 - 184

JAMES H. PRICE,
III et ux
DB 121 - 94
Plat DB 121 - 96

SANDRA M.
RUIZ
DB 124 - 572

Plat
DB 124 - 574
10.08
Acres

ARTHUR L. B.
MARGARET
FRANKLIN
DB 85 - 495
PB 9 - 188

PARCEL A, 56.16 ACRES

300' 165' 300'

SURVEY DATA

	A	B	C
0774227231	37.65	30.00	518401.53'E 48.94'
2130351515	27.59	59.50	53735635"W 114.79'
3135025948	76.14	38.00	22874309"W 68.00'
511535648	730.00	93.70	52742743"W 184.89'
61250024	780.00	82.03	51841407"W 183.15'

NOTE: Design of the road based upon at built status as requested by client.

DR. C. M. CARAVATI
DB 93 - 169
PB 13 - 43

RICHARD A. SAGE
PATRICIA H. SAGE
DB 155 - 531
PB 17 - 71
Tract IV.

20.00 AC.
Portion of
DB 74 - 290
PB 4 - 132
TMS 5710.66587

DEEP RUN HUNT CLUB, INC.
DB 74 - 290
PB 4 - 132

WARREN W.
BORIS C. SADLER
DB 162 - 528
Plat DB 162 - 530

JANE B. BUTLER
DB 156 - 501
Plat DB 156 - 583
DB 162 - 527

Plat of Survey of 20.00 Acres & a 50' R/W
Standing in the Name of
DEEP RUN HUNT CLUB, INC.
Dover District, Goochland County, Virginia
Scale: 1" = 330'
3 January 1980

PARCEL B, 20 ACRES



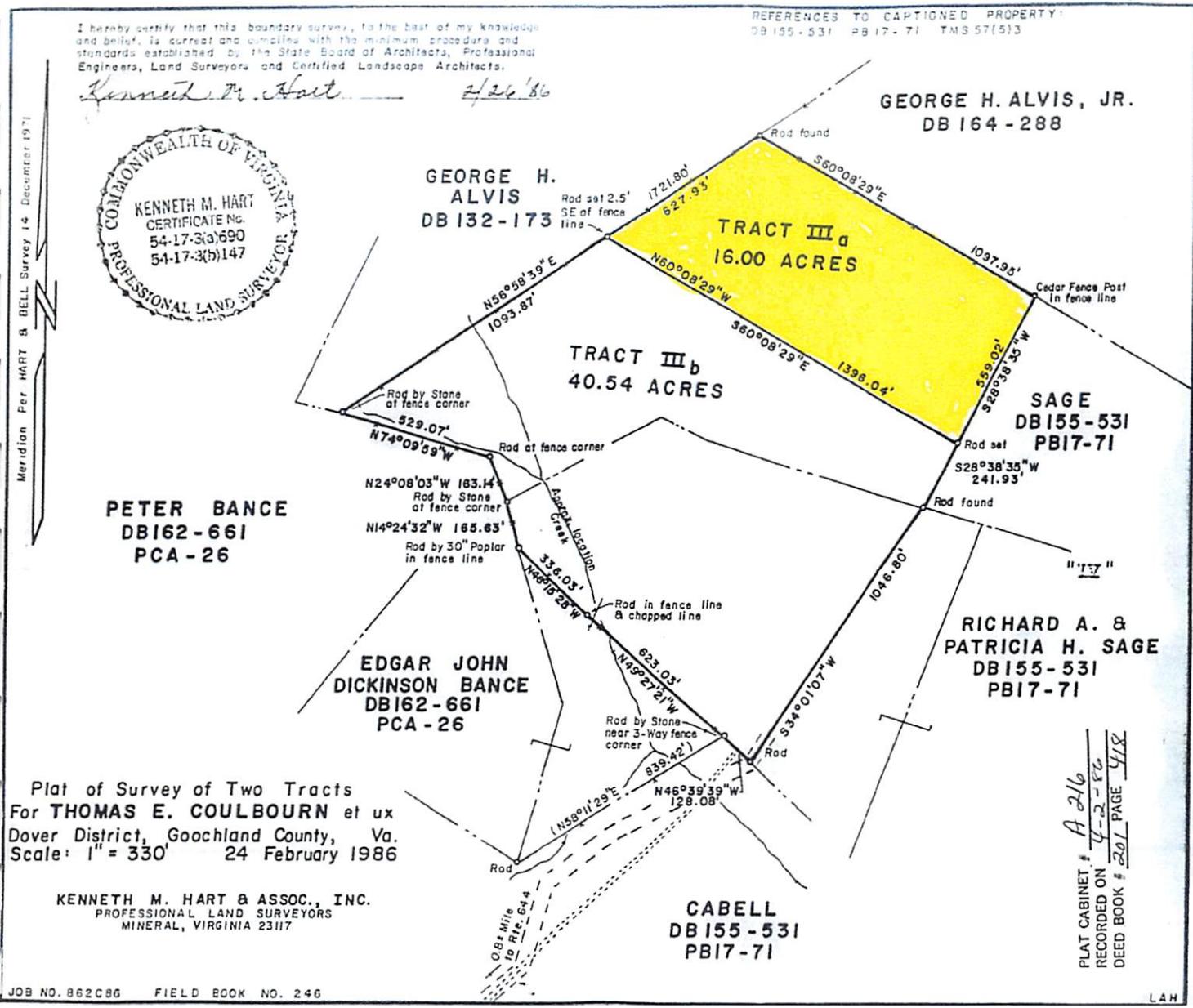
I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

Kenneth M. Hart 2/24/86

REFERENCES TO CAPTIONED PROPERTY:
DB 155-531 PB 17-71 TMS 57(5)3



Meridian Per HART & BELL Survey 14 December 1971



Plat of Survey of Two Tracts
For **THOMAS E. COULBOURN et ux**
Dover District, Goochland County, Va.
Scale: 1" = 330' 24 February 1986

KENNETH M. HART & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
MINERAL, VIRGINIA 23117

PLAT CABINET # A 216
RECORDED ON 4-2-86
DEED BOOK # 201 PAGE 418