

~ *Carter Oaks* ~

228 Cragmont Circle, Henrico, VA 23238



Represented by *Joyner Fine Properties*

Richard Bower @ 476-0010

See this "Featured Property" at [www.RichardBower.com](http://www.RichardBower.com)

Offering Price: \$1,995,000  
Owner: Erica H. and David B. Townsend  
Legal: Carter Oaks Sec C, Bl A, Lot 7  
Year Built: 2012 by W. L. Stinson, Inc.  
Taxes: 2018 taxes were \$12,568  
Finished Sq. Footage: Per appraisal, finished sqft is 8,066  
Schools: Maybeury, Tucker Middle, Freeman High School

#### Exterior Features

- Privately set at the end of a cul-de-sac; vacant lot to the north is “unbuildable” and is designated as a 1-acre “green space”
- Brick exterior, walkways and steps; back yard brick walk leads from the pool area to the home’s back hall and bath for pool.
- Slate roof
- Paved driveway lined with cobblestones; designated guest entry; leads to the side-entry 3-car garages
- Mature landscaping with landscaping lights in the front yard (on timers) and mature planting beds
- Covered back porch (29’10 x 14’6) has a mahogany floor, iron railing, and a bead-board ceiling with two ceiling fans and built-in ceiling speakers; smaller covered back porch opens to the back hall with a full bathroom for pool access
- Very private fenced back yard with a paver stone terrace, wood burning fire pit, and pool complex



#### Pool

- In-ground Gunite heated pool is a “UV” pool – no salt or chlorine required to filter
- Waterfall stone wall feature
- Retractable cover and pool vacuum
- 3’ – 8’ depth



## Interior Features

- Hardwood floors on first two levels (with some wall-to-wall carpet and tile); carpet on the third floor
- Ceilings on the first floor are mostly 9'6"
- Two master bedrooms – one on the first floor and one on the second floor, plus three additional bedroom suites
- Formal rooms, oversized eat-in kitchen with a dedicated informal dining area, a large recreation room (second floor), and a third floor exercise room
- Two staircases; separate office; dedicated conditioned wine cellar can house 1,900 bottles and has a sophisticated security system

## Mechanicals and Systems:

- Public water and sewer
- HVAC – 4 zones:
  - Zones 1, 2, and 3 serve the first and second floors with gas heat (furnaces) and heat pumps for air conditioning
  - Zone 4 is all electric and serves the third floor with a heat pump for heating and cooling
  - Separate air conditioning unit for the wine cellar
- 80-gallon hot water heater
- Security system
- Irrigation system in all yards
- Generator serves essential needs

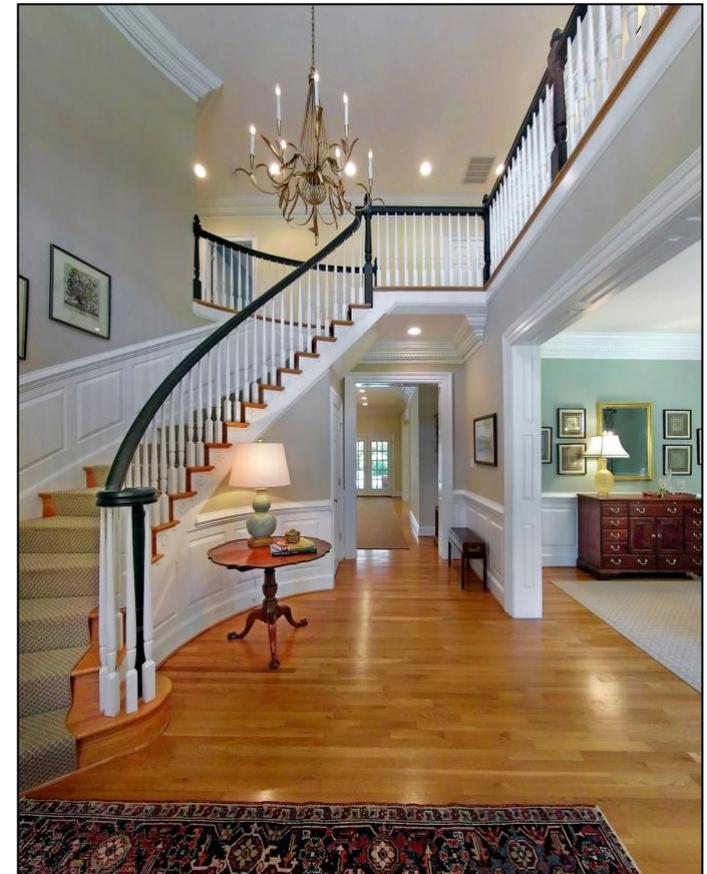
## Main Level

Entry Foyer                      17'6 x 12'3

Two-story with balcony overlooking; hardwood floor; deep cased openings with raised panel details; crown moulding with 6 members including dentil details; chair rail with raised panel wainscoting; recessed lighting; front door with elliptical fanlight and sidelights; curved staircase with a coat closet; to the living room, dining room, and the back entry foyer



Living Room                      15'8 x 15'7  
Hardwood floor; crown moulding;  
two windows; gas fireplace with  
marble hearth and surround and a  
raised panel chimney breast; open to  
the foyer and to the cross hall



Dining Room      18' x 15'7"  
Hardwood floor; crown moulding; two windows; chair rail with raised panel wainscoting below; opens to kitchen wet bar and to the foyer



Kitchen/Informal Dining 24'9" x 19'8"

Hardwood floor; separate butler's pantry/wet bar with a granite top bar, stainless steel sink, wine refrigerator, and storage cabinets; separate desk; walk-in pantry; cherry cabinets; granite tops; glass tile backsplash; work island with a double stainless steel sink with a disposal, a Miele dishwasher, and a GE Advantium oven; SubZero refrigerator with freezer on the bottom; Wolf built-in double ovens and a Wolf five-burner gas cooktop with a hood above; informal dining area has two double windows; built-in ceiling speakers; opens to the back foyer, to the dining room, and to the service entrance/back hall



### Service Entrance/Back Hallway

Houses the full bathroom, exterior door to the small covered porch and on to the back yard and pool, back staircase, laundry room, and garage access; double coat closet; deep closet under the staircase

### Full Bathroom

Crown moulding; granite vanity top with storage cabinet below; tub/shower with cultured marble surround; window

### Laundry Room 13'9 x 10'3

Tile floor; window; counter with sink; upper and lower cabinet storage; niche for extra refrigerator; laundry hookups



### Back Entry Foyer 21'7 x 7'6

Located behind the front foyer; hardwood floor; recessed lights; crown moulding; double full light doors open to the large covered porch; accesses the kitchen, family room, and cross hall

### Cross Hall (between back foyer and #1 master suite)

Hardwood floor; accesses the powder room, office, wine cellar and first floor master bedroom suite

### Family Room 21'3 x 20'9

Hardwood floor; dramatic coffered ceiling with a ceiling fan; built-in cherry cabinets and raised panel chimney breast panels flank the gas log fireplace with polished stone hearth and surround; two double windows and two full-light French doors open to the large covered porch



Powder Room

Hardwood floor; crown moulding; pedestal sink



Office 11'3 x 10'2 irregular  
Hardwood floor; window; recessed lights; could be re-configured to open up to the master bedroom and become an additional walk-in closet

Wine Cellar  
Hardwood floor; built-in storage racks; sophisticated security in the door handle; separate air conditioning



Master Bedroom #1 22'3 x 15'6

Hardwood floor; three windows; crown moulding; ceiling fan; private bathroom



Master Bath  
Tile floor; tile shower with dual shower heads and glass door; jetted tub below window with tile surround; two vanities with marble tops and storage below; private toilet room; walk-in closet



Second Level

Upper Hall

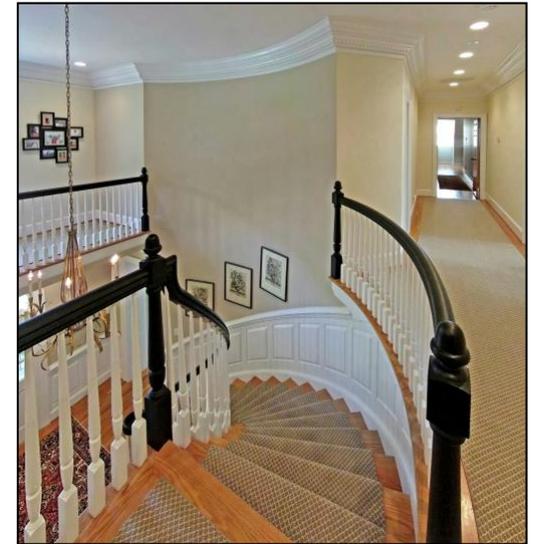
Hardwood floor; crown moulding; gallery around the upper foyer; window; linen closet

Master Bedroom #2 29'9 x 16'5 irregular and including the sitting area

Hardwood floor; double closet; three dormer windows and an attractive round window; recessed lights; to private bathroom

Master Bathroom #2

Tile floor; private toilet room; two vanities with granite tops and storage below; free-standing cast iron bathtub surrounded by tile wainscoting; dormer window; separate tile shower with dual shower heads and glass door; door to the walk-in closet



Walk-in Closet 14'3 x 14'6

Hardwood floor; double window; free standing island with built-in storage; built-in closet rods, shelves, dresser and storage other storage; to master bath and hallway



Bedroom #3            14'7 x 14 (back middle)  
Hardwood floor; double window; walk-in closet; to the first vanity area in the shared Jack & Jill bathroom

Vanity area with tile floor and granite topped vanity with storage below; door to the shared area with a cast iron tub/shower with cultured marble surround, private toilet room, and window; door to the second private vanity area with a granite topped vanity with storage below which serves the rec room and third floor playroom



Bedroom #4            15'7 x 15'6 (front middle)  
Hardwood floor; two windows; two double closets; private bathroom with a tile floor, granite vanity top with storage below, a linen closet, and a cast iron tub/shower with a cultured marble surround



Bedroom #5            15'7 x 14'7 (front right)  
Hardwood floor; two double closets; two windows; private bathroom with a granite topped vanity with storage below and a cast iron tub/shower with cultured marble surround



Back Staircase Hall

Hardwood floor; access to the bathroom vanity area; two deep closets; back staircase to the first floor and staircase to the third floor

Recreation Room/BR6      36'9" x 22'2"      irregular  
Carpet; triple window, a single window and a round window; double closet; three ceiling fans; recessed lights; wired for surround sound; built-in wet bar with a granite top, storage below, and a bar refrigerator



*Third Floor*

Exercise Room      24' x 18'  
Carpet; double bay window with built-in window; three doors to walk-in attic spaces; lockable closet; recessed lights and a ceiling fan

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