

Randolph Square
162 West Square Place, Richmond, VA 23238



Represented by
Richard Bower (804) 476-0010
www.RichardBower.com
Joyner Fine Properties

Owner: Kay S. Gardner
Price: \$759,950
Legal Description: Randolph Square Sec 4, Lot 97
Year Built: 1999 by John Montague, Jr., & Sons Inc.
Schools: Randolph Elementary, Goochland Middle & Goochland High School
Finished sq ft: Per tax records, sqft finished = 3,433 sqft
Taxes: Per tax record, 2012 taxes are \$3,285.47
HOA: \$2,458 yearly dues cover lawn, road and common area maintenance

Exterior

- Brick exterior with distinctive water table and jack-arch details
- Covered brick front porch with bull-nose steps, decorative column and trim details, and custom hanging lantern
- Aggregate driveway and front walkway
- Mature landscaping with planting beds (association maintains the lawn and the homeowner maintains other plantings)
- Dimensional shingle roof
- Cul-de-sac location offers a private backyard open to a large maturely-landscaped common area maintained by the association
- Oversized rear deck with a separate built-out grill area and a retractable awning; is oriented to the private common area
- Lockable, lattice-enclosed under-deck storage area
- Huge unfinished and lockable walk-in basement/stand-up crawlspace offers generous storage or workshop opportunities



Interior

- Custom “Cranborne” floor-plan (two bedroom suites on the first floor) with many customized features including walk-out bay windows in the living room, breakfast room and master bedroom, multiple kitchen upgrades and customized interior features, including additional electrical outlets and security panels
- Nine-foot ceilings on the first floor
- Multi-member crown moulding and chair rail trims
- Two-car, side-entry garage with a separate pedestrian door and generous storage area
- Plantation Shutters (fabric window treatments do not convey)
- Hardwood floors on the first floor, staircase and the upper hallway
- Large walk-in attic storage

Mechanicals

- Two-zone HVAC with a gas furnace on the first floor (new in 2011 with new duct work) and heat pump on the second floor
- Gas hot water heater
- Generator system serves rooms on both levels and is serviced yearly
- First-floor sound system with built-in cabinet in the living room
- Security system with extra security panels installed
- New front-loading washer and dryer in 2011

Main Level

Foyer

12'10 x 5'7

Hardwood floor; crown moulding and chair rail; raised panel front door with beveled-glass sidelights and transom; cased openings to the living room, dining room and on to the cross hall and family room



Living Room 15'4 x 13'5
Hardwood floor; cathedral ceiling; walk-out bay window
with four windows and Plantation Shutters; built-in
entertainment cabinet/serving station; cased opening to the
foyer



Dining Room 14'2 x 9'
(includes the recessed alcove)
Hardwood floor; crown moulding and chair rail;
tray ceiling; recessed lighting; windows with
Plantation Shutters; cased openings to the foyer
and cross hallway

Hall to Powder Room

Hardwood floor; beveled mirrored wall panels; recessed light; cased opening to the family room; opens to the powder room and to the master suite

Powder Room

Hardwood floor; crown moulding and chair rail; marble vanity top with custom painted decorative sink; custom painted walls and trim, custom painted cabinet; decorative wall sconces



Master Bedroom 16'2 x 16'2

Wall-to-wall carpeting; crown moulding; walk-out bay windows and Plantation Shutters (fabric valance does not convey); recessed light; ceiling fan; door to the hallway leading to the two walk-in closets with pocket doors and custom built-in storage units with multi-level rods and shelves, and on to the bathroom

Master Bath

Separate toilet room; linen closet; ceramic tile floor; separate shower with ceramic tile floor, accent glass block shower wall and a glass door; separate soaking tub; two raised vanities with cultured marble vanity tops, one with a dressing table area and both with raised-panel cabinet doors below and mirrors to the ceiling with recessed lights over each vanity; double window



Cross Hall

Behind the dining room (as seen in the dining room photo); hardwood floor; coat closet; double pantry closet; additional storage closet; cased opening to the kitchen; leads to the back hallway

Back Hall

Connects the garage access door, the utility room and the first-floor guest suite, and opens to the cross hall; hardwood floor

Utility Room 8'10 x 6'10

Built-in oversized cabinets with raised panel doors; two folding counters; laundry sink; window; front-loading washer and dryer (new in 2011) convey

Bedroom #2 15'5 x 12'8
(fabric window treatment does not convey)
Wall-to-wall carpet; crown moulding; ceiling
fan; double window; walk-in closet; private bath



Private Bathroom in Bedroom #2
(fabric window treatment does not convey)
Ceramic tile floor and tub/shower surround; raised
cultured marble vanity with raised panel cabinet doors
below; linen closet; window

Kitchen/Informal Dining 26' x 10'8
Open to the Family Room and to the cross hall;
hardwood floor; crown moulding; recessed lights;
separate built-in desk; white painted oversized
cabinets with television niche; granite countertops
with raised breakfast peninsula and appliance garages;
tile backsplash; double stainless steel sink with
disposal; appliances include a gas cooktop with
downdraft, a built-in Whirlpool wall oven and built-in
microwave, side-by-side refrigerator/freezer



Separate informal dining area has crown moulding,
walk-out bay windows and a French door to the
deck; recessed lights; is open to the family room

Family Room 19'8 x 16'1 with a 12' ceiling
Hardwood floor; crown moulding; ceiling fan; recessed lights;
open staircase to the second floor; full wall of oversized
windows with transoms overlooking the private deck and back
yard; gas-log fireplace with slate hearth and surround and a
custom decorative mantle

Built-in cabinetry, including an entertainment center, display
cabinets and bookshelves, and a built-in wet bar with a marble
top, stainless steel undermount bar sink, glass shelves and a
mirrored backsplash



Second Floor

Upper Hall 23'5 x 8'10

Hardwood floor; two built-in bookcases/display cabinets; doors to the two bedrooms and to the walk-in attic with generous storage areas

Bedroom #3 22'2 x 12'1 (blue – rear)

Wall-to-wall carpet; ceiling fan; walk-in closet (10'8 x 3'10) with built-in cabinets, shelves and rods; walk-out bay with double window; door to shared bath

Bathroom

Ceramic tile floor and tub/shower surround; raised cultured marble vanity with raised panel cabinet door below; recessed light; linen closet

Bedroom #4 18'7 x 15'5 (yellow – front)

Wall-to-wall carpet; ceiling fan; closet; built-in drawer unit; walk-out bay with double window; door to shared bath



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



RESIDENTIAL PROPERTY DISCLOSURE STATEMENT
NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish this form to the purchaser and to refer the purchaser to a Virginia Real Estate Board website for additional information. Certain transfers of residential property are excluded from this requirement (see § 55-518).

Property Address/ 162\ West Square Place Richmond Va 23238

Legal Description: _____

The owner makes no representations with respect to the matters set forth and described at the RESIDENTIAL PROPERTY DISCLOSURES web page. The purchaser is advised to consult the website (http://www.dpor.virginia.gov/dporweb/reb_consumer.cfm) for important information about the real property.

The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of rights and obligations under the Virginia Residential Property Disclosure Act.

Reed Barbara Smith Kay D. Barbara Smith Date 8/6/12
Owner Date Owner

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser _____ Date _____ Purchaser _____ Date _____
DPOR 7/11