~ **Rivergate** ~

13263 Apdon Court, Richmond, Virginia 23238



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*Rivergate*

**Rivergate** is a private, gated, lake community with a prestigious address on River Road. This community offers heavily wooded homesites from two to six acres. The sparkling waters of the forty-acre lake add a special touch to this magnificent community.

Because privacy is of the utmost importance in this 368-acre community, there will be only 67 custom built homes. You will find a strong sense of security, with two gated entrances and private roads. Rivergate is a secluded oasis just inside the Goochland County line, and is convenient to Innsbrook, the West End or downtown.





Offering Price: $1,150,000

Owner: Garnet E and Diane K Pigden

Legal: Lot 22, Sec 1, Rivergate

Acreage: Per county tax records, 2.147 acres

Year Built: 1998

Taxes: Per county records, 2016 taxes were $5,923

Finished Sq. Footage: Per appraisal, finished sqft is 6,079 (5,756 + 323 basement gym)

Schools: Randolph Elementary, Goochland Middle, Goochland High School

Homeowners’ Association: $3,000 yearly; services include:

* Security gate with answering service, limiting traffic to those authorized to enter
* Security and management of the lake and Gazebo Park
* Architecture compliance and supervision; managing all the covenant agreements pertaining to resident
* Street maintenance and snow removal

Exterior Features

* Brick (3 sides) – exceptionally nice craftsmanship – and Hardi-Plank (rear) exterior
* Grand Manor roof
* Westminster door chimes upstairs and downstairs
* Aggregate circular drive and driveway to side-load garages with abundant guest parking
* Brick entry pillars - lighted driveways and lighted garage area with pillars
* Mature landscaping with private side and rear yards
* Exterior lights on brick pedestals
* Rear deck with doors into the Family Room/Library, Breakfast area, and Florida Room

Interior Features

* Three-stop elevator with access doors into the garage, Family Room/Library, 2nd floor bedroom
* 9-ft ceilings on the first floor
* Hardwood floors on the first floor, master bedroom and second floor hallway
* Two brick fireplaces (gas logs) – living room and Great Room
* Two staircases between the first and second floors
* Plantation Shutters on windows and doors

Mechanicals:

* Three-zone HVAC with natural gas heat and central air conditioning on the first two levels and heat pump on the third floor
* Security system
* Double reverse osmosis drinking water (water and sewer provided by Goochland County)
* Natural gas provided by Columbia Gas
* 10-zone lawn irrigation system has its own well and covers all the grass areas
* Two gas hot water heaters (one in basement serves the first floor, one in attic has instant hot water and serves 2nd and 3rd floors)

*Main Level*



Foyer 13’5 x 9’10

Marbleized tile floor; coat closet; powder room; chair rail with picture frame moulding below; crown moulding with dentil detail

Powder Room

Pedestal sink; mirrored walls; marbleized floor





Living Room 17’2 x 13’5

Hardwood floor; crown moulding with dentil details; gas-log fireplace with marbleized hearth and surround and glass doors, custom carved mantle; recessed light; two windows with Plantation Shutters; arched opening to foyer and pocket door to Great Room



Dining Room 15’ x 13’6

Hardwood floor; built-in china closet; tray ceiling with recessed lights and crown moulding with dentil details; chair rail with picture frame moulding below; two windows with Plantation Shutters; pocket door to kitchen



Kitchen & Breakfast Area 26’6 x 17’3

Hardwood floor; recessed lighting; granite tops, white raised panel cabinets with roll-out shelving, built-in desk and double pantry, central island with prep sink w/disposal, and gas cook top, double sink with disposal and “instant” hot water, window with Plantation Shutters over sink with fanlight above; Bosch stainless steel dishwasher, built-in Kitchen Aid microwave shelf, double built-in stainless steel Kitchen Aid convection ovens; stairway (window with Plantation Shutter) to second floor and stairway to basement; breakfast area is open to the kitchen and has a built-in buffet/bar with sink, wine storage cabinet, wine chiller, open to the Great Room; two full light doors (one fixed) and two windows with Plantation Shutters, all overlooking the private deck and back yard



Family Room 18’ x 17’3

Open to the kitchen and breakfast area; hardwood floor; gas-log fireplace with raised brick hearth and surround, arched firebox with glass doors; built-in arched-topped cabinets with raised panel details and bookshelves; two arched openings to the Florida Room; pocket door to Living Room; ceiling fan with lights





Florida Room 17’3 x 11’8

Hardwood floor; two closets; two full-light doors (one is fixed) with Plantation Shutters and fanlight above, opens to deck; matching fanlight window at opposite end of the room; full back wall of windows with Plantation Shutters; two arched openings to Great Room; vaulted ceiling with two skylights; ceiling fan with lights

Full Bath

Tile floor; linen closet; new granite vanity top with white raised panel cabinet below; cultured marble shower with glass door; crown moulding



Recreation Room 29’3 x 19’10

Hardwood floor; exposed stained ceiling beams; ceiling fan; stained built-in bookshelves and storage cabinets; door to elevator; door to deck; crown moulding; 10 circle-head windows and matching door with Plantation Shutters; pocket door to hallway







*Second Level*

Upper Landing

Hardwood floor; Palladian window; recessed lighting; crown moulding with dentil details; finished staircase to the third floor

Master Bedroom 21’1 x 17’2

Hardwood floor; ceiling fan with lights; huge walk-in closet with doors into the bedroom and the master bathroom; 3 windows with Plantation Shutters



Master Bath

Tile floor; double granite vanity with new mirrors and stained cabinets below; linen closet; separate toilet room with window; jetted tub with window and half-circle window above; separate shower with glass door and built-in bench and grab bars



Bedroom 2 14’ x 12’10 (rear middle)

Wall-to-wall carpet; closet; ceiling fan with light; double window with Plantation Shutters; door to full bath

Full Bath (rear)

Tile floor; tub/shower with cultured marble surround and grab bars; double cultured marble vanity with white raised panel cabinets below; linen closet; door to BR #2 and door to hallway

Hallway

Hardwood floor; crown moulding with dentil details; recessed lights; linen closet; back stairway to kitchen; to utility/laundry room

Bedroom 3 15’ x 13’4 (front middle)

Wall-to-wall carpet; double closet; ceiling fan with lights; two windows with Plantation Shutters

Full Bath (front, blue)

Tile floor; cultured marble vanity top with white raised panel cabinets below; tub / shower with cultured marble surround and grab bars; linen closet; window with Plantation Shutters; door to BR #4 and to hallway (could also serve BR #3)



Bedroom 4 23’8 x 15’1

Wall-to-wall carpet; two double closets; window seat with storage below in dormer window with Plantation Shutters plus two more windows with Plantation Shutters; elevator access; ceiling fan with lights; door to full bathroom







Laundry Room 12’9 x 6’3

Laundry sink and folding counter; built-in ironing board; recessed storage shelves; hanging cabinet; window; laundry hookups

*Third Level*

Full Bath

Tile floor; cultured marble vanity with storage cabinet below; linen closet; cultured marble shower with grab bar and glass door; window with built-in shelf below

Walk-in attic with thermostatic controlled exhaust fan



Office/Dressing Room 11’ x 9’2

Wall-to-wall carpet; two double closets; to rec room/bedroom

BR#5/Recreation Room 22’ x 21’2 (without dormer areas)

Wall-to-wall carpet; faux painted walls; recessed lights; ceiling fan with lights

*Basement*

Three-Car Garage

Three-car with electric door openers; pedestrian door to back yard; 3-level elevator access door; especially selected light fixtures; multiple custom built storage cabinets and closets on two walls, plus two additional closets, one with full size door and one with folding door; epoxy / polyurethane treatment on garage floor; walls sheet rocked and painted; two windows above shelving; door to exercise room



Exercise Room 29’8 x 9’3

Heated and cooled; wall-to-wall carpet; double closet; window

The information herein has been obtained from sources believed to be reliable

but is in no way warranted by us. Dimensions are approximate.