

Goochland – Blue Goose

575 Blue Goose Road, Crozier, VA 23039



Represented by *Joyner Fine Properties*
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Owner: Jean C. & Henry H. Harrell
Legal Description: 1 mi E Crozier 14.1 DB 156 42 & DB 162 236 PCA23
Price: \$1,175,000
Year Built: 1978; architect Marcellus Wright Cox/Builder – Thomas Harris
Schools: Randolph Elementary, Goochland Middle, Goochland High
Finished sq ft:/acres Per appraisal, finished area is 5,138; 14.1 acres
Taxes: Per tax records, 2015 taxes = \$4,912

Exterior

- Painted clapboard siding
- Dimensional asphalt shingle roof
- Casement and awning style windows
- Paved private driveway into the property with a circular driveway; planting beds and mature landscaping
- Brick sidewalks and steps in front; other walkways are slate
- Attached 2-car garage with finished suite above
- Detached 3-bay utility building with open bays and attic storage
- Screened porch off the living room opens to the lower deck area
- New deck overlooks the lake; two upstairs decks also overlook the deck

Interior

- First floor bedroom with full bath, fireplace, and built-ins
- House is oriented to lake views with views from rooms on both levels
- Separate suite over the garage with breezeway access to the main house.
- Walk-in unfinished basement storage with a wine cellar; additional storage in a second unfinished earth cellar under the house

Mechanicals

- HVAC – 3-zone heat pumps (two for the main house and one for the apartment) + two cooling units for the basement and wine cellar
- Two 80-gallon electric hot water heaters
- Central vacuum system
- Whole house ventilating fan
- Security system
- Back-up generator





First Floor

Foyer
34' x 12' (includes area with stairs, dining room door and built-ins) and
15' x 6' at the far end

Hardwood floor; two closets;
double teak carved front
doors from Thailand with
eyebrow transom; two-story
balcony; recessed lights;
staircase



Bedroom #4 / Library 18' x 17'
One double and one single window; brick fireplace;
built-in shelving; closet; private bathroom

Bathroom
Cultured marble vanity with storage below; oversized
shower; window; medicine cabinet

Living Room 30' x 15'10

Hardwood floor; partially two-story; two sets of four full light doors to the deck and to the screened porch; built-in bookcases; two brick fireplaces with brick hearth and surround; built-in wet-bar with sink and Scotsman icemaker; built-in entertainment center and storage; overlooks the lake views



Screened Porch 16' x 13'

Ceiling fan; removable plexiglass panels fit over the screens; door to decks and into the living room



Dining Room 19' x 14'

Hardwood floor; vaulted ceiling with decorative beams; six windows; storage closet in the hall; recessed lights





Kitchen 20' x 19'
Mexican tile floor; island with granite top and breakfast bar; built-in Thermador double ovens; double sink with disposal under double window overlooking lake; Bosch dishwasher; Sub Zero side-by-side refrigerator/freezer; Wolf gas cooktop; open to the family room; separate serving counter with bar refrigerator; double window to the front yard; recessed lights; door to the foyer; exterior door to the front walkway; built-in pantry



Family Room 24' x 22'

Mexican tile floor; recessed lights; gas log fireplace with custom mantle; built-in bookcases, wet bar and serving counters; two closets; a built-in desk; window and door to the back deck; powder room with Mexican tile floor, solid surface vanity top with built-in storage, and a window; exterior door to the garage/apartment areas



Separate Apartment

Lounge / Bedroom #5 22' x 15'

Carpet; bay window and two double windows; recessed lights; double closet; built-in entertainment center; attic storage; stairs to the covered entry to the main house; kitchen area with apartment sized refrigerator, cooktop and sink

Bathroom with tub/shower, vanity with storage below, and a window



Second Floor

Master Bedroom 18'11 x 17'3

Hardwood floor; fireplace with marble hearth; walk-in closet with built-ins; built-in entertainment center; large dressing area and bathroom area

Dressing Area 19' x 5'

Pocket door from the bedroom into this space; hardwood floor; full wall of built-in cabinets and drawers; separate shoe closet; built-in dressing table with decorative sink and storage cabinets

Master Bathrooms

Two – one has a bathtub with cultured marble surround, tile floor and a window; the other has a tile floor, a shower and a vanity with a sink



Utility Room 11' x 9' irregular
Double window; closet; laundry hookups; laundry sink; folding counters;
hanging and base cabinets



Bedroom #2 17' x 13'10 left front
Hardwood floor; triple window; double closet; door to
deck; built-in bookcases; private bathroom with a
tub/shower and pedestal sink

Hall
Carpet; double window; arched window to dining room; closet; loft
overlooks the foyer and living room

Bedroom #3 17' x 14' right front
Carpet; two single and one double window; two closets; door to
walk-up attic; private bathroom with tile floor; cultured marble
vanity with storage below, tub/shower with tile surround, and a
window



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

