

Carter Oaks

9700 Cragmont Drive, Richmond, VA 23229



Represented by
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Joyner Fine Properties

Owner: Kristin & Andrew N. Wessel
Price: \$1,099,950
Legal Description: Carter Oaks Section A, Block A, Lot 1
Year Built: 1999 by William ("Billy") Stinson
Schools: Maybeury Elementary, Tuckahoe Middle, and Freeman High School
Finished sq ft: Per appraisal, sqft finished = 5,380
Taxes: Per tax record, 2012 taxes are = \$8,328.51

Exterior

- Stately Georgian two-story home
- All brick exterior with a covered brick front porch with brick stairs
- Hendricks tile roof (2005)
- Copper gutters and downspouts
- Oversized rear deck with gas line for grill set-up, steps to the patio, retractable awning over kitchen door, doors to the kitchen, Florida room and family room
- Circular driveway opens to Cragmont Drive and Cragmont Circle, with parking and access to the two-car side entry garage
- Very private setting with mature landscaping and privacy plantings around the sides and back yard



Interior

- Hardwood floors on both levels
- Multi-member crown mouldings and wide base and window trims
- True divided-light windows with storm windows
- 10' ceilings on the first floor
- Two staircases to the upper hallway
- Walk-up expandable attic (34' x 18')
- Many new recessed lights, ceiling fans, bathroom upgrades and kitchen appliances; much of the interior has been freshly painted

Mechanicals

- Two-zone HVAC – gas furnaces (unit in crawl space new in 2003) and central air conditioning (first floor unit new in 2003)
- Electric hot water heater (new 2007)
- Security system
- Built-in vacuum system
- Front and rear irrigation system
- New booster sewage pump installed 2012. A direct line (no pump required) could be available through Henrico County (contact the County for details)
- Wired for speakers on the first floor and outside
- All appliances convey – no known defects, but all convey “as is”

Main Level



Foyer 17'1 x 12'7

Marble tile floor; raised panel front door with sidelights and transom; crown moulding with dentil details; chair rail with raised panel wainscoting; wide turned staircase with second-floor hallway/balcony overlooking the foyer and the Florida Room; opens to the living room, dining room and rear foyer areas

Living Room 17'1 x 16'4

Hardwood floor; two windows with Plantation Shutters; crown moulding with dentil details; double doors to the Florida Room

Dining Room 21'4 x 16'4

Hardwood floor; crown moulding with dentil details; chair rail; two built-in arched top display/storage cabinets with accent lights; double doors to the kitchen



Kitchen 31' x 16'4 (w/breakfast area)
Hardwood floor; raised panel painted cabinets;
granite tops; new ceiling fan and recessed lighting;
triple full-light windows/door to the deck; walk-out
bay window at breakfast area; triple casement
windows; double pantry; new double built-in GE
Profile wine chillers and buffet with granite top and
storage/display shelving; double stainless steel with
disposal; appliances convey including double
stainless steel built-in GE Profile ovens with
convection, a new French door Samsung
refrigerator/freezer, new Blue Star commercial
grade gas cooktop, Whirlpool dishwasher





Powder Room

Hardwood floor; new Kohler fixtures; molded cultured marble vanity top with sink and storage unit below; window

Utility Room 9'6 x 6'10

Tile floor; window; built-in cabinets and folding counter; Whirlpool "Cabrio" washer and dryer convey

Rear Foyer 21'4 x 14' (approximate)

Between the kitchen and Florida Room; hardwood floor; coat closet; guest powder room; second staircase niche with a window and column accents



Guest Powder Room

New Kohler fixtures; granite vanity with storage unit below

Florida Room 22'3 x 16'4 (approximate)

Hardwood floor; vaulted ceiling with skylights; ceiling fan; crown moulding; second floor balcony overlooks this area; two triple arched-top casement windows; double French doors to the deck; built-in wet bar with stained cabinets, wine rack, glass front cabinets and granite top; pocket doors to the family room and double doors to the living room

Family Room 26'8 x 16'8

Hardwood floor; crown moulding and chair rail with horizontal wainscoting below; two double sets of French doors with an arched window over each – lead to the deck; four built-in display/bookcases with window seats flank the stone-faced fireplace with raised hearth with gas logs; two ceiling fans; four windows with Plantation Shutters; pocket doors to the Florida Room



Second Floor

Upper Hall

Hardwood floor; crown moulding with dentil details; two large storage/linen closets; overlooks the foyer and Florida Room

Master Bedroom 23'3 x 16'3

Double doors from the hall; carpet; crown moulding; ceiling fan; three closets; sitting area 9'5 x 6'; private bathroom



Master Bath

Marble tile floor; double granite vanity with storage below; separate soaking tub in the walk-out bay window; separate shower with glass door; built-in storage cabinet with arched top and generous storage spaces



Bedroom #2 16'5 x 16'3
(front left – yellow)
Carpet; ceiling fan; two windows;
walk-in closet; private bathroom

Bathroom
Ceramic tile floor; vanity with
storage cabinet below; shower with
glass door



Bedroom #3 22'1 x 16'4 (rear left – blue)
Hardwood floor; walk-in closet; two windows; ceiling fan with lights; private bath

Bathroom
Tile floor; cultured marble tub/shower surround

Bedroom #4 16'3 x 13'10 (front middle – gray – irregular)
Hardwood floor; two windows; walk-in closet with double rods; shared bath with BR#5



Bathroom
Tile floor; cultured marble
tub/shower surround; cultured marble vanity with storage
cabinets below; doors to both bedrooms #4 and #5



Bedroom #5 / Bonus Room 22'10 x 15' (irregular)
Hardwood floor; two windows; ceiling fan with lights; walk-in closet with double
rods; door to shared bath; door to walk-up attic

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/ 9700 Cragmont Drive Richmond VA 23238
Legal Description: Lot 1, Block A, Carter Oaks

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.

Owner [Signature] Date 8/31/12
Owner [Signature] Date 8/31/12

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

