

*9150 James Riverwatch Drive
Richmond, VA 23235*



Represented by *Joyner Fine Properties*

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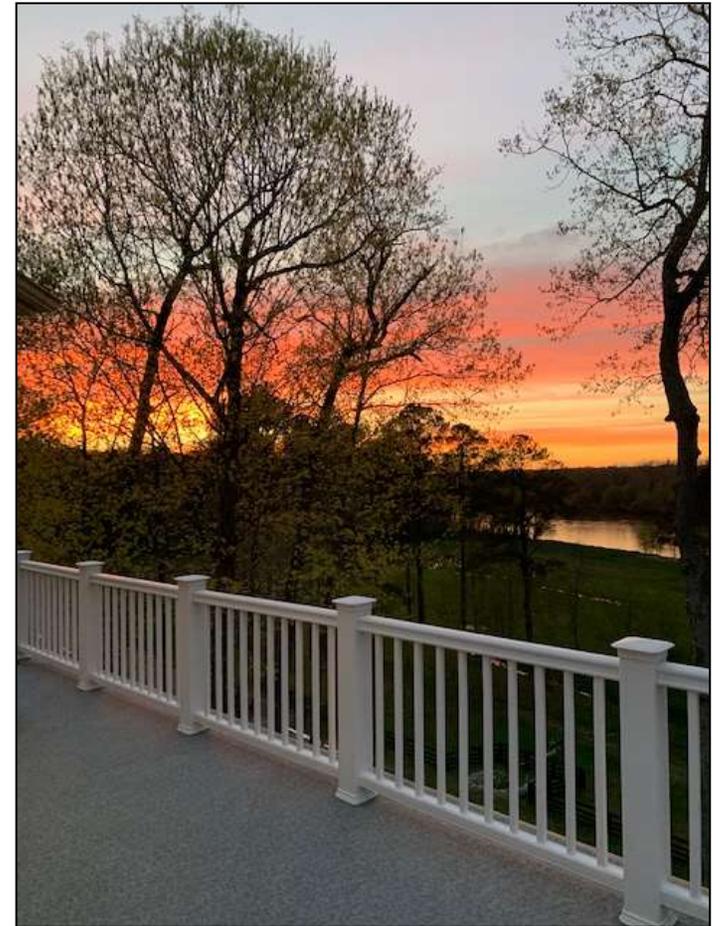
Owner: Susan E. & Emory E. Williams (Te)
Legal Description: Riverwatch Lot 1
Acreage: 0.845 acres
Year Built: 2009
Schools: Fisher Elementary, Thompson Middle, Huguenot High School;
less than a ten-minute drive to St. Michael's/Trinity;
St. Christopher's, St. Catherine's, and Collegiate Schools
Finished sq ft: 5,750 per appraisal
Taxes: Per tax records, 2019 taxes were \$16,812
HOA: \$1,100/quarterly dues due Jan, Apr, July, & Oct and include
road and common area maintenance, access to the common
area low grounds and river access marked by the brown board
fence

Exterior

- Private “neighborhood use only” gate opens to the Stony Point Medical Center and easy “back” access to Chippenham Parkway
- Brick, stone and Hardiplank exterior
- Composition shingle roof
- Two-car garage with additional parking for a golf-cart and a finished colored gloss floor; stamped concrete driveway with parking area
- Brick retaining walls; planting beds and mature landscaping with a cobblestone lined walking path to the basement
- Covered front porch; rear decks (second floor balcony has a spiral staircase to the lower deck) and a screened porch adjoining the master bedroom – all overlooking the expansive riverfront and river views with sunsets and seasonal sunrises
- Neighborhood access (by foot, car, or golf cart) to the riverfront with a dock for water access

Interior

- River Views! Transitional design oriented to broad river views
- First floor luxury master suite; four additional bedroom suites upstairs (or three plus a large play room); expansive gourmet kitchen with an informal dining area and large gathering room/sun room; separate family room and second floor recreation room, both with access to wet bars; separate office or parlor; formal dining room; screened porch
- Partial basement with insulated areas (256 sqft) and multiple unfinished storage spaces with two kayak holders, a sink and separate toilet stall
- Plantation Shutters in most rooms



Mechanicals

- HVAC – three zones, natural gas furnaces (forced hot air) with central air conditioning
- Natural gas hot water heater
- Two gas fireplaces, one wood burning fireplace
- Professional upgraded drainage system in the crawl space with exhaust fans for additional conditioning
- Security system with interior motion and glass breakage detection, 360' surround motion sensor flood lights and dusk-to-dawn landscaping lights
- Commercial-sized first floor humidification system
- Rain Bird Irrigation services the entire yard



First Floor

Foyer 11' x 9' with 9' ceiling
Hardwood floor; crown moulding; raised panel front door with side lights and arched transom; open to the family room, columns at the dining room, and doors to the office



Office/Parlor 14' x 13'
Hardwood floor; double window; crown moulding; stained built-in bookcases with storage cabinets and desk area with built-in Bose speakers; two full light doors open to the foyer



Dining Room 14' x 13'
Hardwood floor; double window; crown moulding and chair rail; open to the foyer, family room, and hallway to kitchen



Central Hall

Hardwood floor; staircase; coat closet; one of two connectors between the kitchen and family room



Family Room 26'10 x 19'

River views; hardwood floor; crown moulding; ceiling fan; triple window; exterior door to the deck; gas fireplace with mount television connection, and flanking bookcases and storage cabinets; built-in Bose speakers; leads to a built-in wet bar

Wet Bar

Stone tile floor; built-in wet bar with granite top, glass-front upper cabinets and raised panel lower cabinets; SubZero icemaker (4 years old with 2, 4, and 8 hour on/off timer and filter), bar refrigerator; exterior door to the deck; connects the family room to the kitchen and informal dining area

Kitchen and Informal Dining 25'6 x 20 (irregular)

River views; open to the gathering room/sun room; stone tile floor; crown moulding; pendant lights; granite counter tops; oversized granite countertop with raised breakfast bar, two Bosch dishwashers, a double sink with a disposal; work island with granite top, storage cabinets, two built-in Wolf ovens, trash compactor, and a bar sink with a disposal; separate work space with a Wolf gas cook top with running water pot-filler, an exhaust hood, under-cabinet lighting, and a decorative tin backsplash; additional built-in cabinetry with a Sub Zero side-by-side refrigerator/freezer and a GE Profile microwave; door to the back hallway (powder room, laundry room, closet, desk, and door to garage); large walk-in pantry; open to the separate dining area with two arched-top windows, an exterior full light door, plus full-light fixed windows; open to the central hall and to the wet bar "connectors"



Sun/Gathering Room 25' x 13'

River views; open to the kitchen and informal dining areas; stone tile floor; crown moulding; wood burning fireplace with granite hearth and surround with custom mantle; wall mount television outlet; ceiling fan; seven arched top windows; built-in Bose speakers; oversized built-in china and display cabinets with glass front upper doors



Back Hall

Located off the kitchen; built-in bench and desk; closet; powder room; laundry room; door to the two-car garage

Powder Room

Stone tile floor; window; custom vanity with moulded sink and storage below; crown moulding and chair rail with bead board wainscoting

Laundry Room 8' x 5'

Stone tile floor; laundry sink with storage cabinet below; built-in upper cabinets; collapsible folding shelf; hanging rod



Master Bedroom 25' x 13'

River views; hardwood floor; large linen closet in the hall leading to the bedroom; private bathroom with wall mount television outlet; crown moulding; ceiling fan; two oversized walk-in closets (one is cedar lined); one single and one double window; door to the screened porch; door to the separate exercise room/office/nursery; built-in Bose speakers; wall mount television outlet



Exercise Room/Office/Nursery 10' x 8'

River views; located off the master bedroom; hardwood floor; three arched top windows; ceiling fan; wall mount television outlet



Master Bathroom 14' x 10'

Marble tile heated floor; marble vanity tops with separate dressing table niche; jetted tub with marble surround; marble tile steam shower with glass wall panels, a glass door, and a built-in bench; separate toilet room with a window; recessed lighting



Screened Porch 9' x 9'

Stunning river views! Composition floor; ceiling fan; door to the open decking; wall mount television outlet



Second Level

Play Room/BR#5 30' x 16' (right end)

River views; carpet; two sets of double windows; two large (one is 12' x 4') walk-in closets and a third storage closet; exterior door to the upper deck; two ceiling fans; television outlet; to a full bathroom



Bathroom

Tile floor; tile vanity top with storage below; tub/shower with tile surround; linen closet; window; doors to the hall and to BR#5/Play Room

Recreation Room 23'4 x 19'

River views; hardwood floor; crown moulding; gas fireplace with television outlet above and flanking built-in bookcases and cabinets; triple window; ceiling fan; exterior door to the upper deck; Bose sound system and speakers; separate wet bar



Wet Bar 8' x 6'

Open to the recreation room; door to the office/studio; hardwood floor; exterior door to upper deck with river views; granite top with raised panel cabinets and a bar refrigerator



Office/Studio 9' x 6'
Hardwood floor; double window with river views

Bedroom #3 14' x 12'10"
(top of steps, dormer space not included in the measurement)
Carpet; walk-in closet 7' x 5'; ceiling fan; dormer window; pocket door to private vanity room with granite top, storage below, tile floor, and a door to the bathroom

Jack & Jill Bathroom (shared with Bedroom #4)
Tile floor; toilet and tub/shower with tile surround; linen closet; doors to vanity areas in Bedroom #3 and #4



Bedroom #4 14' x 12' (dormer floor space is not included in the measurement)
Carpet; walk-in closet 9' x 4'; ceiling fan; dormer window; pocket door to the private vanity room with granite top, storage below, tile floor, and door to the bathroom



Master Bedroom #2 20' x 15' (left end)
Carpet; double French doors to an upper deck with river views; window; walk-in closet 11' x 4'; second storage closet; ceiling fan; private bathroom with a tile floor, granite topped double vanity with storage below, a tub/shower with tile surround, window, and linen closet



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