

“Foxwood”

2048 Cardwell Road, Crozier, VA 23039



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



Leal Description: 150.66 Acres
Price: \$2,900,000
Year Built: 1840's – completely rebuilt in 1987-88
Finished sq ft: Per appraiser, finished sqft is 4,435 with an additional 664 sqft in the garage apartment

This offering also includes a pool complex, a separate cottage, a small utility storage building, a guest house/lodge, a 22-stall horse barn, a stable, and a machine/equipment shop.



The original portion of the Foxwood residence was a rural farmhouse built in the 1840's. In 1987/88 Robert and Faye Kilpatrick completely rebuilt the original, added the wings, moved the existing garage, and created a new personalized residence. The house site is well-landscaped, with about 1.6 acres framed by paddock fencing. Improvements include an expansive lawn, cobblestone lined gravel drive and parking area, brick walks, and a 630 sqft brick terrace. On the property is an approximately 2-acre pond, 3 board fencing, multiple paddocks and pastures, and equestrian and farm improvements.



Exterior Features

- Brick foundation
- Painted redwood clapboard siding
- Slate roof
- Covered front porch
- Wood double-hung insulated windows
- Large brick terrace; small dining terrace outside the kitchen butler's pantry
- Mature landscaping with boxwoods, magnolia, holly, crepe myrtles and evergreens
- Detached utility building 10.7' x 10.7' has a brick foundation, pyramidal slate roof, shiplap siding, cornice brackets, a plywood floor and walls. It is divided into a garden tool room and a small electrical panel closet.

Interior Features

- Plaster and drywall finishes
- Pegged wide plank hardwood flooring
- Fireplaces in eight rooms
- Two-member crown moulding and chair rail throughout most of the first floor
- Attached two-car garage with painted sheetrocked walls and ceiling
- Unfinished basement with mechanicals
- Small utilitarian cellar with a concrete floor houses the furnace and water purification system.

Mechanicals

- 5-zone oil hot water heating system; central air conditioning
- 400-amp circuit breaker system with 200 amp for the garage apartment
- Security system
- Private well and septic systems

Pool Complex

- Inground pool measures 24' x 48'
- Salt generator
- Surrounded by a brick terrace and is enclosed by a brick retaining wall and stately board fencing
- Sitting area under a covered trellis
- Two pavilions 10'7 x 10'7 provide space for changing and housing pool equipment; both have painted clapboard siding and a slate roof; the changing pavilion has a sink, vanity, closet, shower and toilet; the equipment pavilion has an equipment room and a bar with a sink, cabinets and a serving counter that opens to the patio area
- Planting beds



Garage Apartment

- Separate apartment over the garage is accessible from the interior of the garage and has an outside entrance
- Includes a 19' x 15' sitting room with a kitchenette, a 14' x 10' bedroom, and a full bath
- Heat pump and security system



Main Residence First Floor

Foyer/Stair Hall 15'9 x 12'5

Hardwood floor; crown moulding and chair rail; staircase; open to the back gallery; doors to the library/living room, basement, and den/office; recessed panel front door with side lights



Back Gallery/Cross Hall – connects the “front rooms” to the “back rooms” and both wings (kitchen and sun room)
Hardwood floor; decorative columns with raised bases; full light doors to the back walkway to the pool complex; two large windows; also opens to a back hallway with a double coat closet and powder room with a pedestal sink and wood floor



Library/Parlor 17' x 15' (right of the foyer)

Hardwood floor; crown moulding and chair rail; wood burning fireplace with slate hearth and surround; full wall of built-in bookcases and storage cabinets; opens to the foyer and to the gallery



Den/Office 16' x 15' (left of the foyer)
Hardwood floor; window; fireplace with an antique mantle; to the foyer and to the gallery; could be a first floor bedroom (with easy access to the powder room next door)



Dining Room 20' x 15'

Hardwood floor; Zuber French wallpaper mural (similar to wallpaper in the White House) with hand-blocked scenes; two windows; wood burning fireplace with marble hearth and surround; built-in display cabinets with glass shelving, arched tops and storage below; opens to the kitchen and to the gallery

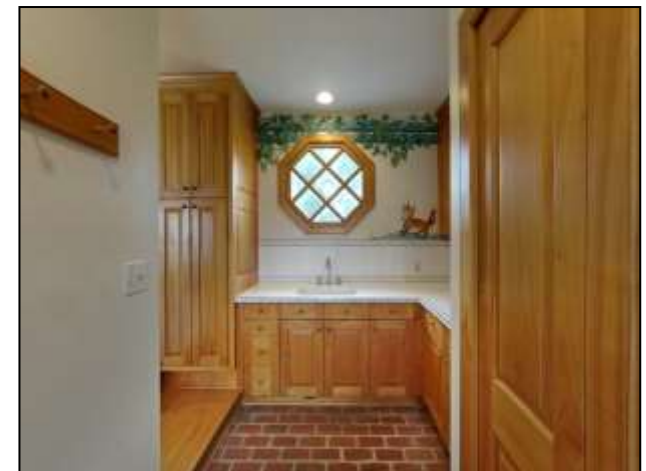


Kitchen 19' x 12'

Hardwood floor; octagonal window over double sink; triple bay window at the breakfast area; open shelf to butler's pantry; built-in pantry with pull out drawers; Corian countertops with decorative tile accents; tile backsplash; appliances include disposal, dishwasher, electric cooktop with griddle and fan, double built-in Thermador ovens, SubZero side-by-side refrigerator/freezer; open to the butler's pantry/utility room

Butler's Pantry/Utility Room 15'8 x 7'

Brick floor; door to the garage; full light door to the back brick walkway and dining terrace; laundry closet; folding counter with sink and cabinets; octagonal window



Living/Family Room 26' x 15'
 (back right – includes gallery area)
 Sunken with ceiling beams; hardwood floor; six windows;
 arched wood burning fireplace with slate hearth and
 surround; recessed lighting



Serving Bar 13'3 x 7'
 Along the Gallery; hardwood floor; built in marble bar with copper sink and
 storage; octagonal window; full light doors to the brick terrace and full light
 doors to the sun room; recessed panel wall panels



Sun Room 20' x 20' approximate and irregular
Octagonal shaped; brick floor laid in herringbone pattern; full light cupola with decorative chandelier; shingle walls; coffered beamed ceiling with v-groove board; 8 double full-light windows/doors; opens to the serving bar, brick terrace, back yard and front yard



Second Floor

Sitting Room for the Guest Suite

15'8 x 13'9 (left front)

Hardwood floor; window; wood burning fireplace flanked by built-in bookcases and storage; door to the hall and on to the bathroom and to the guest bedroom



Full Bath

Wood floor; marble vanity with storage below; tub/shower with tile surround; window; double closet

Guest Bedroom 16'9 x 15'3 (left back)

Hardwood floor; two windows; wood burning fireplace with brick hearth and marble surround; built-in closets and cabinets





Master Suite Sitting Room 15'6 x 15'6 (right front)
Hardwood floor; window; wood burning fireplace with brick hearth and marble surround; door to full bath; hall to cedar closet and master bedroom



Master Bathroom
Tile floor; tile shower with built-in bench and frameless glass door; raised cultured marble vanity and a second vanity; window; jetted tub with cultured marble and tile surround and a built-in display shelf

Hallway
Hardwood floor; full light door to observation deck; 11' x 7'10 lockable cedar closet; door to master bedroom



Master Bedroom 18'7 x 15'4
Hardwood floor; four windows; wood burning fireplace with brick hearth and surround, flanked by arched-top closets



The Cottage



Exterior Features

- One-and-a-half story cottage built in the 1970's with 774 square feet of living space
- Brick foundation with stained plywood and batten siding
- Shingle roof
- Covered front porch

Interior Features

- Random width pine floors
- The interior has a living room with a vaulted ceiling, wood wainscoting, a fireplace and a kitchenette with an apartment-sized range with oven, a sink and cabinetry.
- It also has a bedroom and bath with a tub/shower and laundry hookups on the first floor.
- Upstairs is a sleeping loft and a half bath.

Mechanicals

- Electric baseboard and a heat pump (HVAC)
- Instant hot water heater
- 200-amp circuit breaker system



"The Lodge" – Guest House

Located just to the southwest of the main house, the guest house has an elevated site with a good views to the west. It is accessed by a gravel driveway off the main access road. The dwelling was originally constructed in 1976-77 with an addition in 1986-88, and it contains approximately 2,015 square feet.

There is a detached 20' x 12' office with an attached 10' shed. It is a frame structure. The office has a pine floor, lofted ceiling and a heating/AC unit. There is also an old garage with vinyl and plywood siding, a metal roof, and pole structure.

Building Features of the Residence

- Brick foundation with a frame structure
- Cypress and cedar siding
- Wood double-hung windows
- Composition shingle roof

Interior Features

- Pine floors
- Drywall painted or decorated
- First floor living room with dining area, dining or family room, utility room, bedroom and full bathroom
- Off the kitchen is an enclosed mud room with laundry
- Second floor has two bedrooms, a full bath and an office/sitting room
- Kitchen has ceramic tile floors, Corian counters, wood cabinets, a dishwasher, and a range with oven
- Living room has a lofted beamed ceiling and stone fireplace
- Dining room has pine board wainscoting, an a bay window
- The first floor bath has a tile floor, pedestal sink, and a ceramic tile shower.
- The second floor bath has a ceramic tile floor, pedestal sink and a tub with a shower.

Mechanicals

- Two-zone heat pump HVAC
- 200-amp circuit breaker panel



The Horse Barn



This facility was constructed in the 1960's-70's and contains 5,628 square feet, measuring 39.7' x 141.5'. It was used by the previous owner for training and boarding horses.

Building Features

- Cinderblock structure
- Composition shingle roof with copper gutters and downspouts
- Metal casement windows and plywood ceiling
- Sliding barn doors on each end
- Asphalt center aisle
- Located in the approximate center of the building is the tack room and an adjacent kitchenette and toilet
- Electric heat
- Across the aisle is the wash bay with concrete floor and a feed room that provides access to a floored loft that is divided into large storage spaces
- 22 stalls plus a wash stall; stalls each measure approximately 10' x 13.5'
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Stable

This is an old structure built of post and beam construction with board and batten siding and a metal roof. It is an open shelter across the front with six stalls. A wire cage encloses two of the end stalls. It has 1,591 square feet and measures 12' x 72.3" with a 9.5' shelter extending the entire length. It is currently used for miscellaneous storage.



Machinery/Shop Building

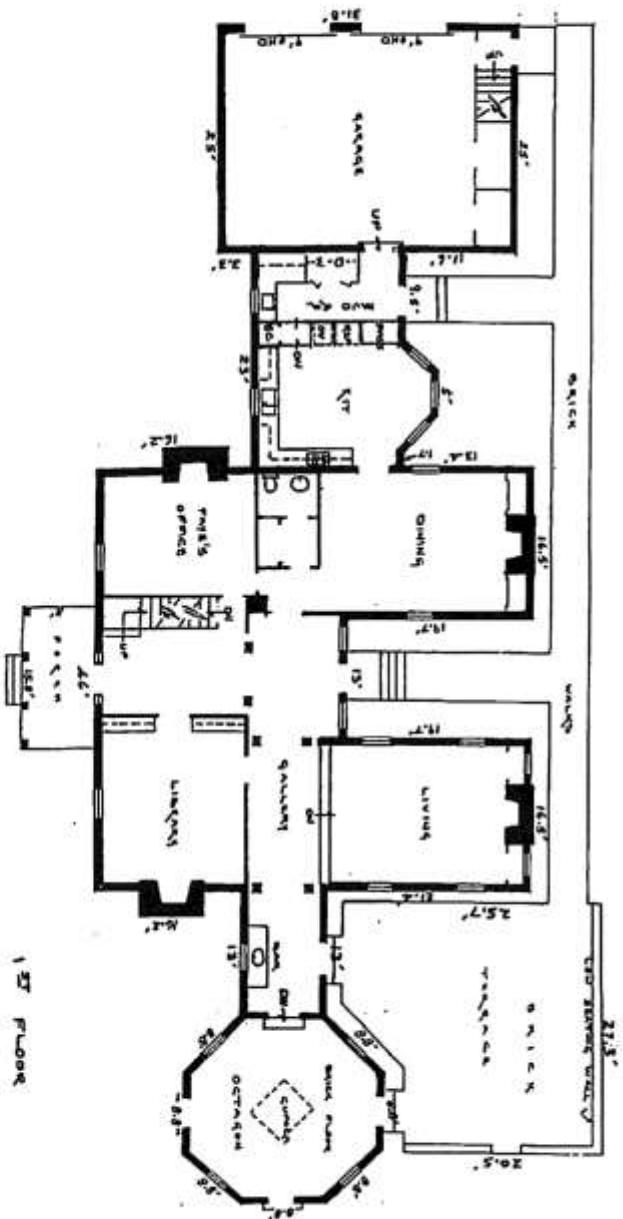
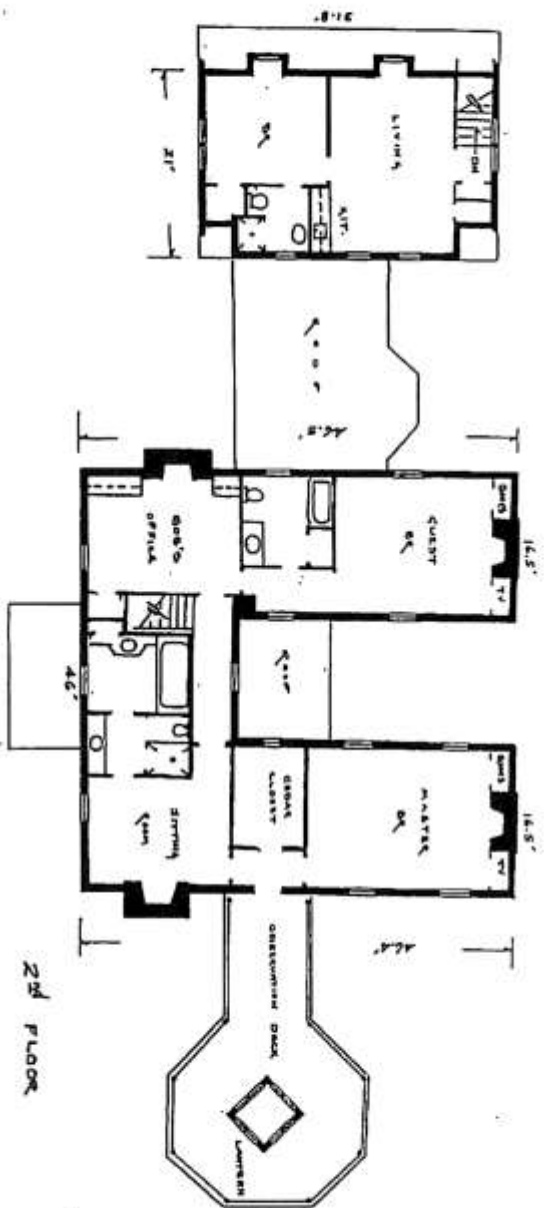
This structure was built around 1987-88 and measures 40' x 148' with 5,220 square feet. It is arranged with a shop, five equipment bays, and a storage room. It has a perimeter concrete foundation and a truss roof system with a clear span. Siding is treated board and batten, and the roof is composition shingle with copper gutters and downspouts. Ten skylights provide natural light and two ventilating cupolas provide circulation.

- The shop is approximately 34.5' x 40' and has a concrete floor, plywood walls and ceiling, wall insulation, 16' ceiling height, skylights, 200 amp circuit breaker panel, two ceiling fans and a wood stove; access is provided by two pass doors and a 14' overhead door with an automatic opener
- Adjacent to the shop is the toilet room measuring 9.5' x 10.3'
- At the opposite end is a 20' x 40' storage room with a concrete floor, plywood walls and ceiling, rat wire, and a manual overhead door
- The equipment bays have gravel floors, five manually operated overhead doors, and wooden double-hung windows
- Additional storage is provided above the toilet, shop and storage room

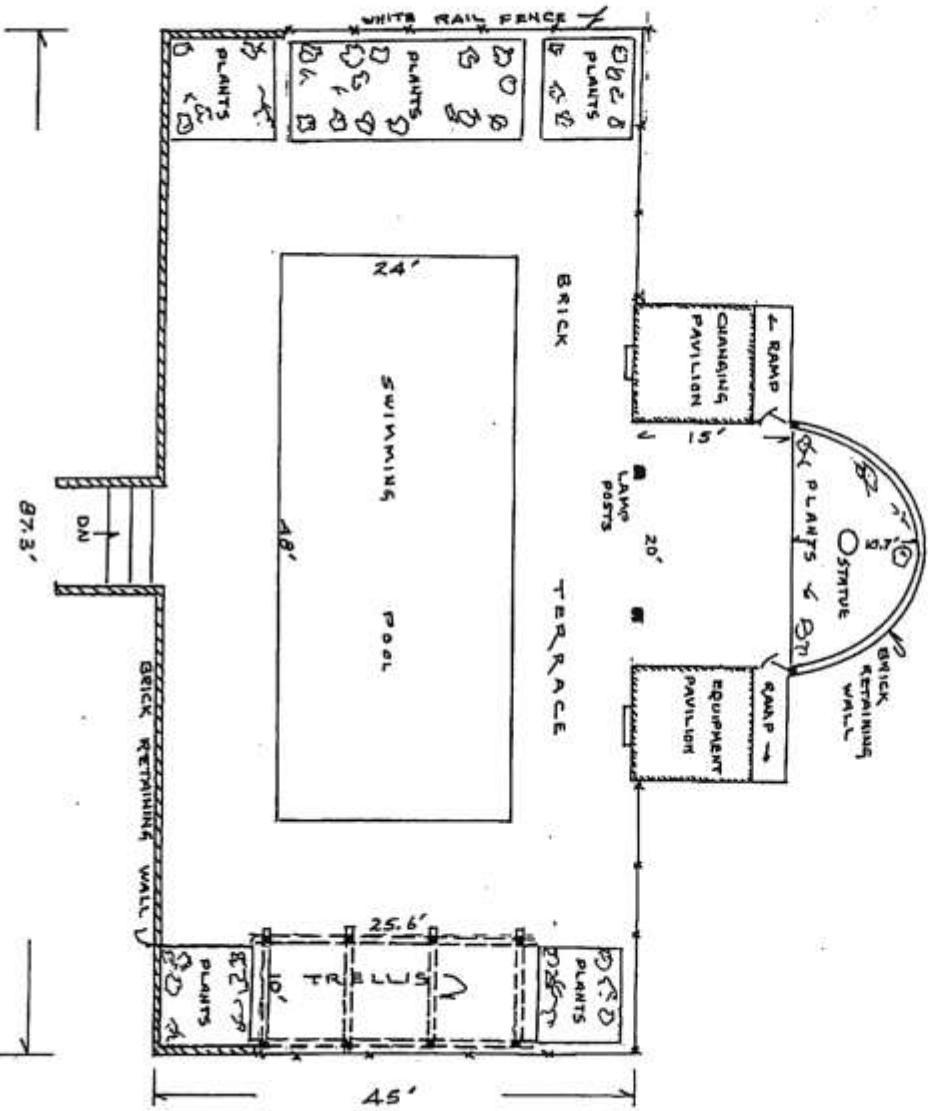
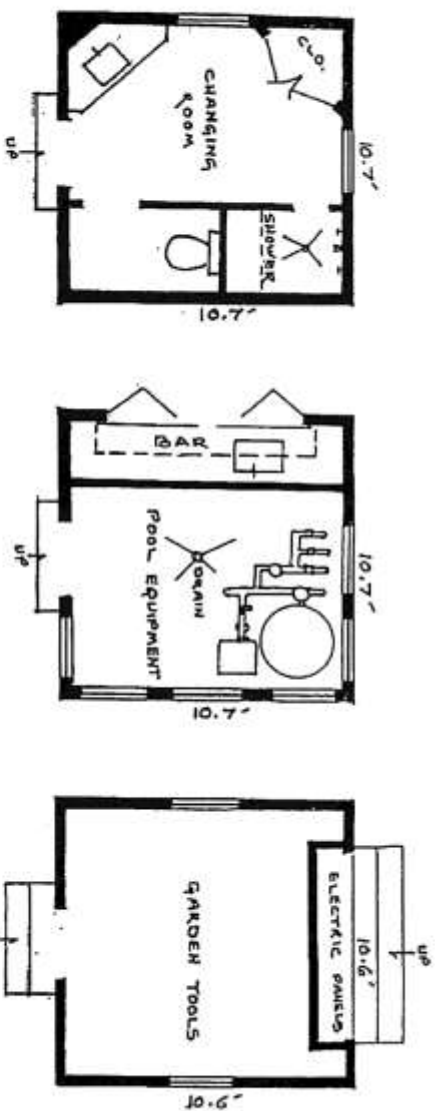


No known defects, but appliances, fireplaces, flues and chimneys convey "as is."

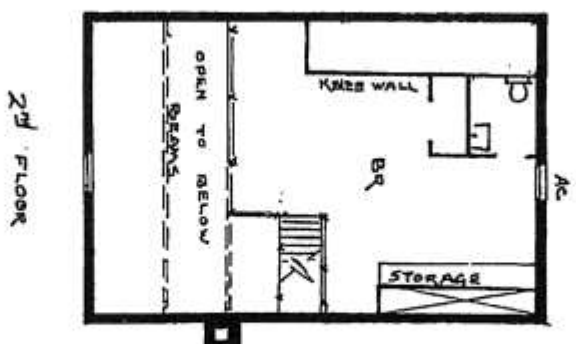
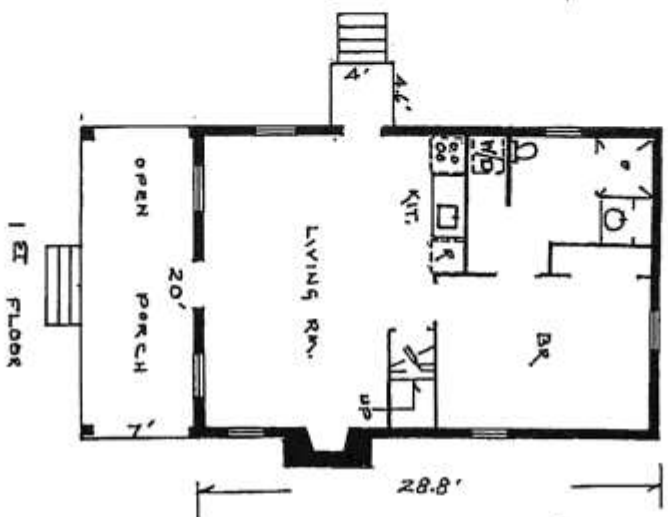
The information herein has been obtained from sources believed to be reliable but is in no way warranted by us. Dimensions are approximate.



TM 44-1-A3
 FOXWOOD RESIDENCE - 4435 SF +
 GARAGE - 795 SF, APT. - 664 SF

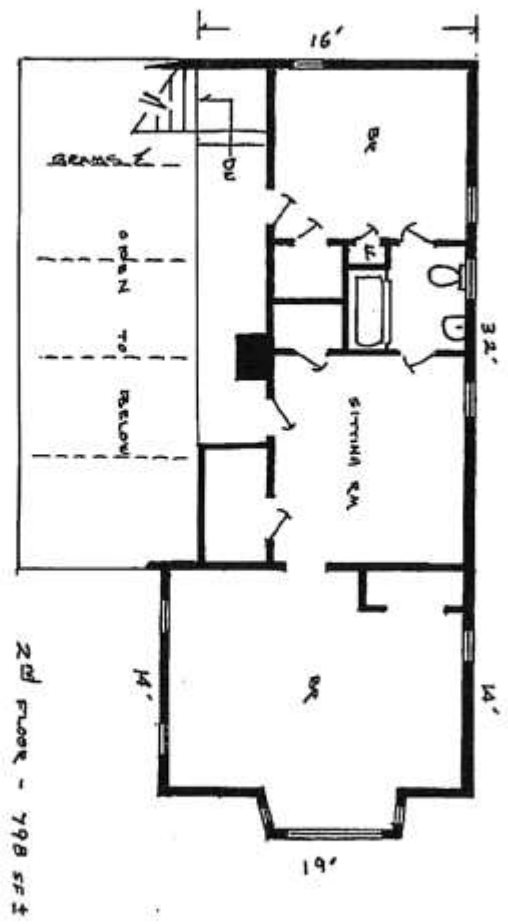
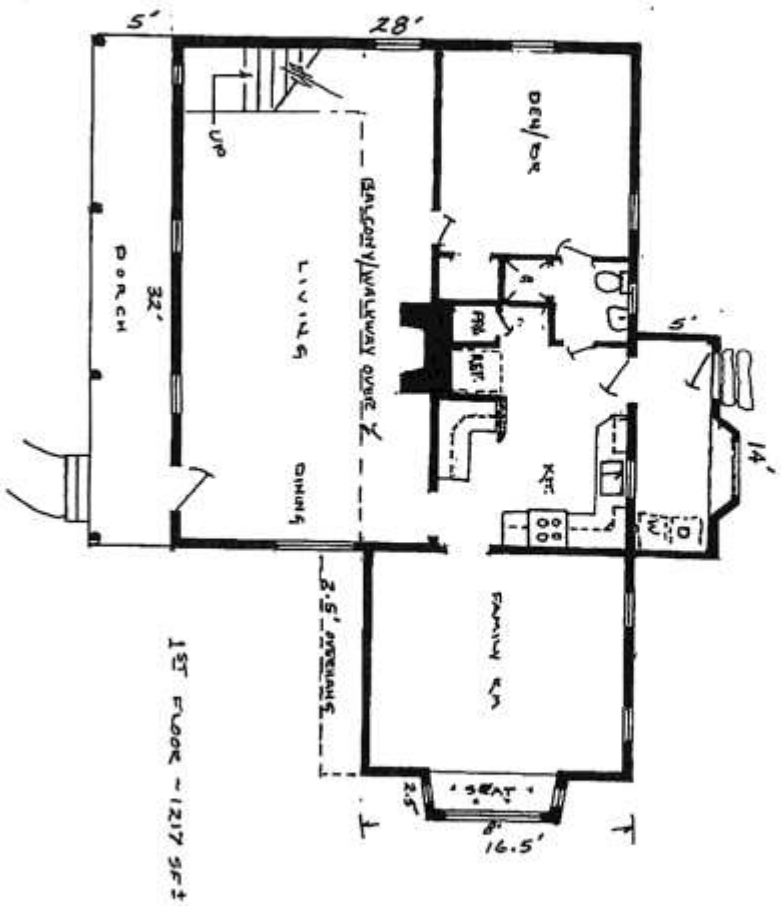


SWIMMING POOL COMPLEX
 TM 44-1-43 FOXWOOD

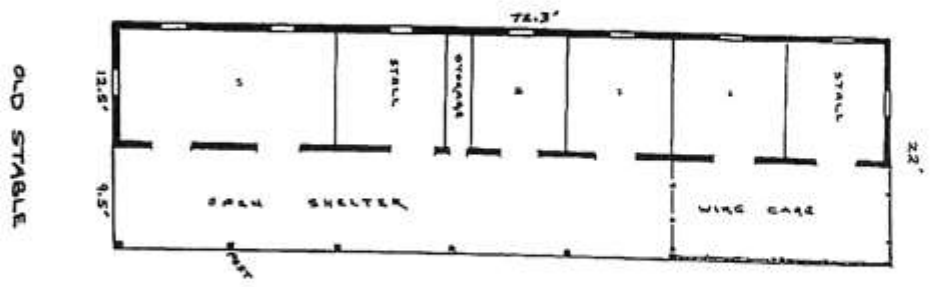


FOXWOOD COTTAGE ~ 774 SF.

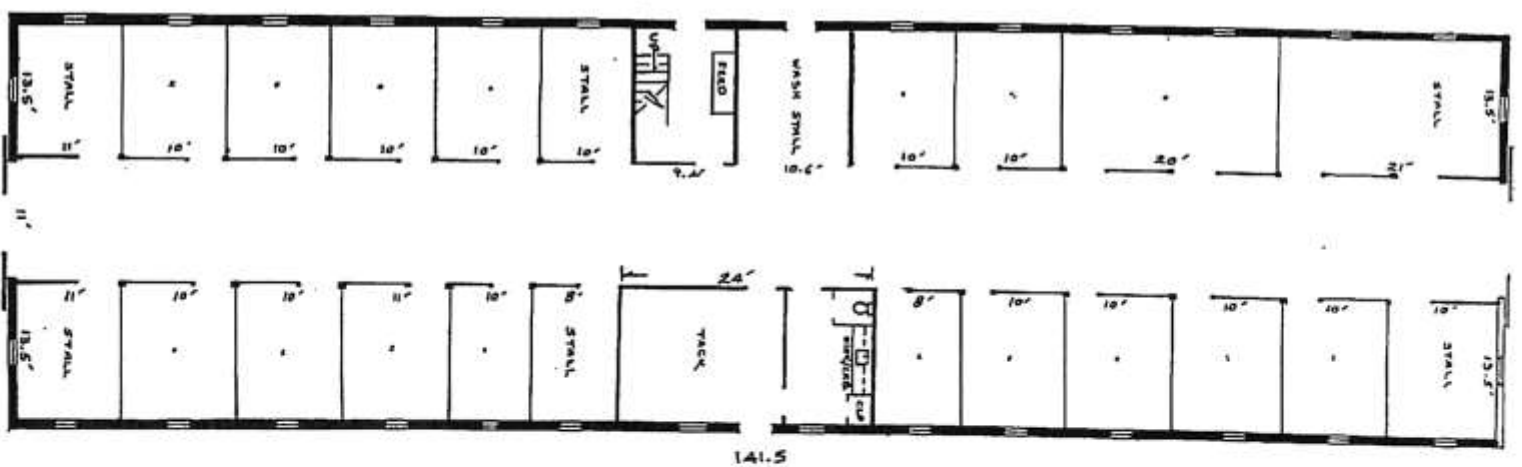
TM 44-1-43 FOXWOOD



FORMER KETCHUM &
THE LODGE (MANAGER'S HOUSE) - 2015 SF
TM 44-1-44

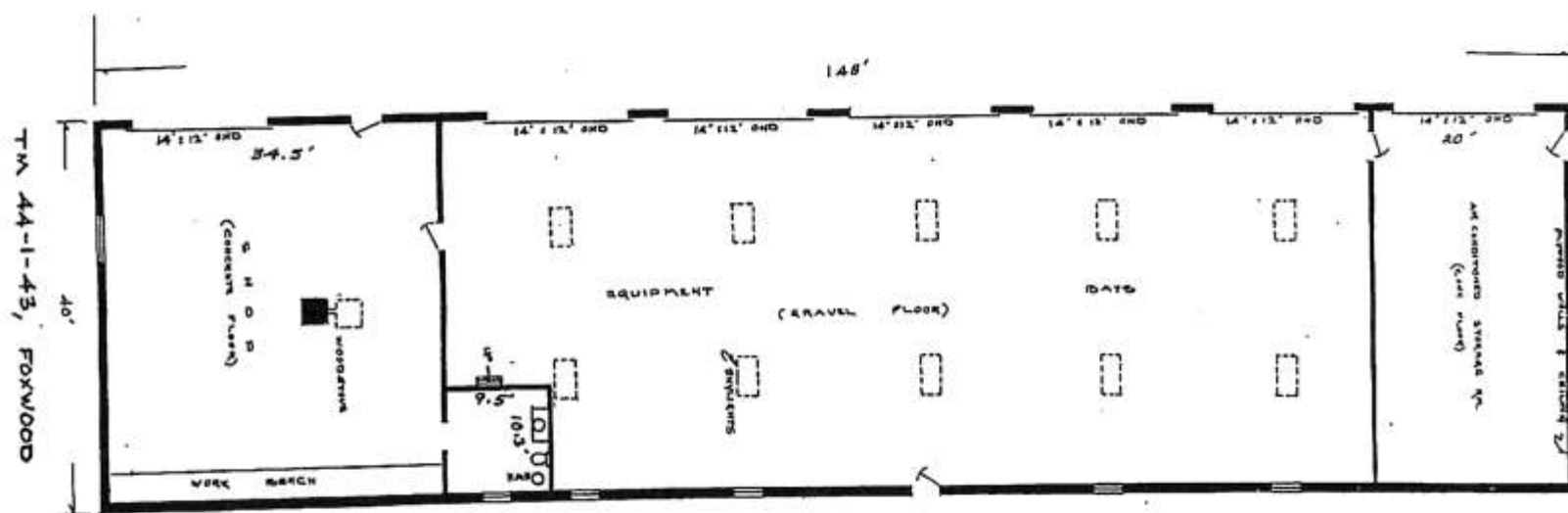


OLD STABLE



HORSE BARN

TM 44-1-43, FOXWOOD



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MACHINERY BARN/SHOP

