

*South of River Road*  
201 Herndon Road, Henrico, VA 23229



Represented by *Joyner Fine Properties*  
Richard Bower (804) 476-0010  
[www.RichardBower.com](http://www.RichardBower.com)

Owner: Letitia L. and Richard H. Wood  
Legal Description: WL Berkshire Rd, AC 1.457 81 B2 16  
Acreage: 1.457 acres  
Price: \$939,950  
Year Built: 1970  
Schools: Maybeury Elementary, Tuckahoe Middle, Freeman High School  
Finished sq ft: Per appraiser 3,361 on first and second levels, 1,097 in the finished lower level, total = 4,458  
Taxes: Per tax records, 2018 taxes are \$6,169

#### Exterior

- Colonial style with a full basement and attached garage
- Painted brick and frame exterior
- Composition shingle roof
- Two-car garage with a finished interior
- Large Trek rear deck, stairs and railings
- Fenced rear yard with a large unfenced yard beyond
- Cobblestone-lined paved driveway
- Private setting with mature landscaping and wooded buffers

#### Interior

- Traditional floor plan with large formal rooms and easy flowing informal spaces
- Hardwood floors on the first and second floors
- Crown moulding on the first and second floors
- Renovated (2014) tile bathrooms, laundry room, and lower level bar; Toto toilets throughout
- Five bedrooms and three full baths upstairs
- Finished basement offers a large family room with a fireplace and windows, a recreation area with a large wet bar and generous storage, and a powder room; the larger finished workshop/mechanical room is approximately 30' x 16' with a window, work bench, sink, shelving, and a door to the bar; a second smaller unfinished storage room has double doors to the back yard and a door to the recreation room
- Window treatments convey; Plantation Shutters in many rooms

#### Mechanicals

- Natural gas HVAC with central air conditioning and a steam humidifier
- Public water and private septic system
- New 200-amp electric panel
- Irrigation system in the front, back and side yards
- Natural gas hot water heater



First Floor

Foyer

15' x 11'

Tile floor; crown moulding; staircase to second floor; open to the living room and dining room; hallway to the morning room and kitchen; door to the stairs to the lower level; walk-in coat closet; powder room



Powder Room

Tile floor; window with Plantation Shutters; raised marble vanity with storage below



Living Room

26'10 x 15' (front to back)

Hardwood floor; crown moulding; two picture windows with Plantation Shutters; gas log fireplace with marble hearth; open to the foyer; full light doors to the morning room



Dining Room      15' x 15'

Hardwood floor; crown moulding and chair rail; picture window with Plantation Shutters; pocket door to the kitchen; open to the foyer



Morning Room 16' x 15'

Hardwood floor; crown moulding; picture window and two single windows; built-in entertainment center flanked by bookcases and storage cabinets

Kitchen 22' x 11'

Open to the Morning Room; hardwood floor; recessed lighting; crown moulding; granite counter tops and tile backsplash; door to the deck; doors to the garage and laundry/mud room; breakfast bar in the peninsula; separate serving bar with custom lower storage cabinets, glass front upper cabinets, granite top with additional storage below, a bar refrigerator and a SubZero wine storage unit; custom cabinets with a large pantry cabinet with roll-out shelves and lazy susans; a double stainless-steel sink with a disposal set under a double casement window overlooking the deck and woods beyond; appliances include a SubZero side-by-side refrigerator/freezer, GE Monogram double built-in wall ovens, a Miele dishwasher, Wolf gas four-burner range top with griddle and a warming drawer below, and a Viking range hood



Laundry/Mud Room 9' x 6'  
Split door to the kitchen; exterior door to the front parking area next to the garage; laundry sink;  
built-in shelving and storage cabinets; washer and dryer convey



Second Level

Master Bedroom 19' x 15'  
Hardwood floor; crown moulding; three windows; walk-in closet; private bathroom with a  
pocket door to the bedroom



Master Bathroom  
Tile floor; crown moulding; window with Plantation Shutters; two raised  
vanities with granite countertops and storage cabinets below; a tile shower  
with a frameless glass door



Upper Hall

Hardwood floor; crown moulding and chair rail; double linen closet; recessed lights; storage closet with pocket door;

Hall Bath #1 (back right)

Tile floor, tile wainscoting and tile tub/shower surround; raised granite vanity storage below; window with Plantation Shutters

Bedroom #2 15' x 12' (front middle to the right)

Hardwood floor; crown moulding; double window; double closet

Bedroom #3 15' x 11' (front middle to the left)

Hardwood floor; crown moulding; two windows; double closet



Bedroom #4 15' x 11'

(currently set up as an office)  
Hardwood floor; double closet; two windows

Hall Bath #2 (back left)

Tile floor, tile wainscoting, and tile shower surround; shower with frameless glass door; raised granite-topped vanity with storage cabinets below; window with Plantation Shutters



Bedroom #5 17' x 15'

(irregular and on the left end)  
Hardwood floor; three windows; double closet



Lower Level

Family Room 26' x 11'

Carpet; staircase; crown moulding; walk-in storage closet; picture window and a single window with Plantation Shutters; gas log fireplace; door to workshop; open to the recreation room



Powder Room

Pedestal sink; window with Plantation Shutters

Recreation Room 26' x 20'

Carpet; crown moulding; picture window with Plantation Shutters; large wet bar with a granite bar top, bar sink, glass-front upper cabinets and lower cabinet storage; large walk-in closet; door to the smaller mechanical/storage room to the back yard



Workshop/Mechanical Room 30' x 14' (irregular and on the front)

Finished; heated and air conditioned with a finished floor; mechanical equipment; workbench; storage shelves; sink; door to the family room and door to the bar

Storage Room 21' x 6'

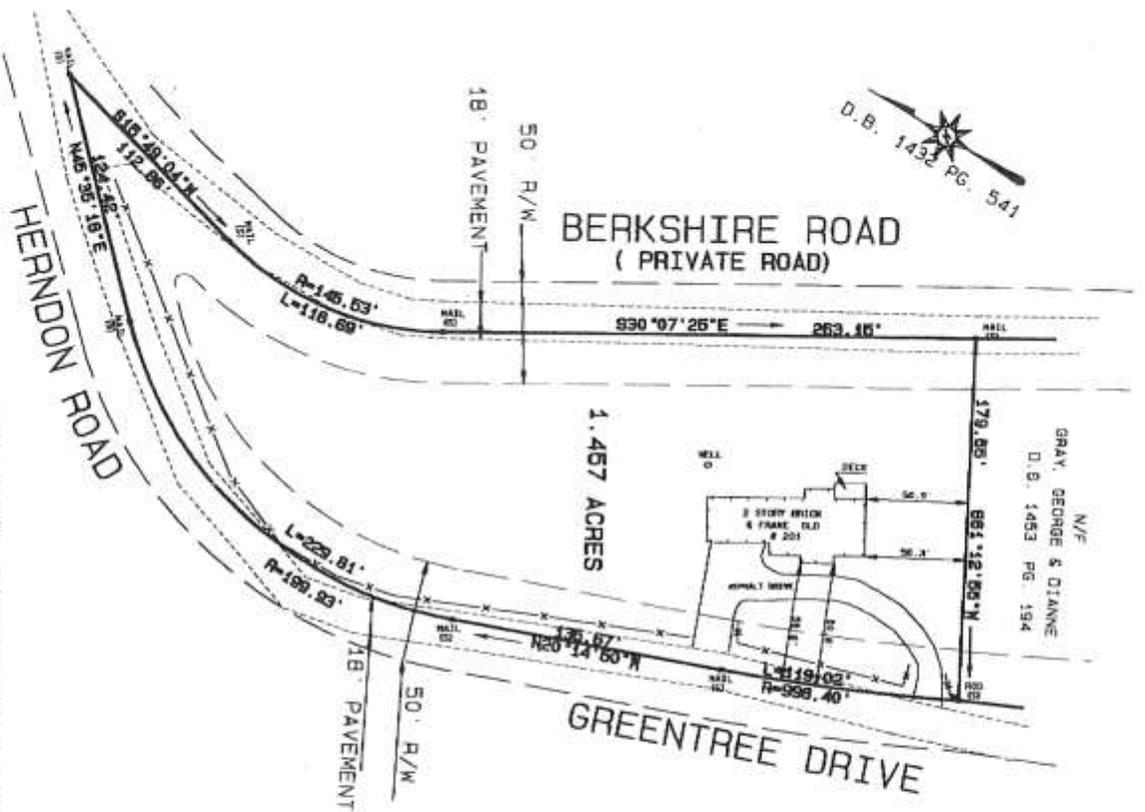
Door to the recreation room; double doors to the backyard; storage areas



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

Improvements other than adjoining premises, or from adjacent premises upon adjoining premises other than as shown hereon. According to the current respective National Flood Insurance Program (NFIP) map, this house is located within zone C.  
 Power is  underground,  overhead. Telephone is  underground,  overhead.  
 Sewer is  underground,  overhead.  
 By THOMAS AND ASSOCIATES

RE: RICHARD H. & LETITIA L. MOOD



IMPROVEMENTS ON PREMISES KNOWN  
 AS # 201 HERNDON ROAD IN HENRICO  
 COUNTY, VIRGINIA.



F. TOM JOLLIFE  
 CERTIFICATE NO. 21005  
 COMMONWEALTH OF VIRGINIA  
 CERTIFIED LAND SURVEYOR

THOMAS AND ASSOCIATES  
 CERTIFIED LAND SURVEYORS  
 RICHMOND, VIRGINIA

SCALE: 1" = 60'  
 FILE: 1453-81

DATE: 12/12/01  
 PRINT TIME: DEC 13 1:46 PM

THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.  
 FROM NO. RECEIVED TIME: DEC 13 1:45 PM

