

14 River Court Lane, Henrico, VA 23238



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



Owner: Mary & Robert M. Baltimore  
Legal Description: River Court, Sec A, Lot 8  
Acreage: 1.12 acres  
Price: \$1,399,950  
Year Built: 1997  
Schools: Maybeury Elementary, Tuckahoe Middle, Freeman High  
Finished sq ft: Per appraiser, finished sqft on 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> is 6,610  
Taxes: Per tax records, 2016 taxes were \$8,461

#### Exterior

- Tudor style
- All brick exterior with quoins and water table details, and some diagonally laid brick details
- Grand Manor shingle roof
- Very mature landscaping in the front and rear yards
- Fenced back yard
- Deck with Chippendale railings overlooks the back yard and leads to the terrace; opens from Master bedroom, family room and informal dining area
- Oversized bluestone terrace with stone fireplace with raised hearth and stone walls
- Paved circular driveway

#### Interior

- Hardwood, tile and new wall-to-wall carpet
- Nine-foot ceilings in many rooms; vaulted or cathedral ceilings in others
- First-floor master suite with complete renovations in 2010 to the master bath and closets
- Complete kitchen, mud room, laundry room, powder room, and kitchen bar renovation in 2015 (Kathryn Robertson Ltd.)
- Three second-floor bedroom suites (two have new closet systems – 2014, new carpet 2010 and 2016), separate office (new hardwood), and recreation room; two bathrooms completely renovated 2016
- Third-floor entertainment system includes drop down theater screen
- Lockable, temperature controlled Wine Room (131 sqft) added in the basement in 2016 – is 6' x 6', racks convey; storage shelves in hallway at top and bottom of stairs
- Solar Film installed on selected windows
- Three-car garage with new garage doors and new openers.





## Mechanicals

- HVAC – three systems, all serviced twice yearly by James River Heating: 1<sup>st</sup> floor – new heat pump in 2010; 2<sup>nd</sup> floor – new gas furnace and central air conditioning in 2014 and 3 separate thermostat zones added to this floor; 3<sup>rd</sup> floor – new air conditioning in 2012
- New tankless Rinnai water heater for the master bath in 2010
- New 75-gallon water heater in 2015
- First floor humidifier added
- Updated security system 2011
- New intercom system
- Briggs & Stratton generator, serviced yearly
- Built-in vacuum system
- Irrigation system – 15-zone front and back, with a separate system for the grassy area at the street
- Wired for a sound system in the kitchen, family room, terrace and dining room (components convey “as is”)



### First Floor

Foyer

21' x 13'

Two-story; crown moulding; ceiling medallion at chandelier; marble tile floor; curved staircase; arched openings to the living room, dining room and family room; raised panel front door with sidelights and an arched second story window; powder room and coat closet





## Powder Room

Marble tile floor; crown moulding; pedestal sink

\*\*\*\*\* *Mirror does NOT convey* \*\*\*\*\*



Living Room 15' x 12'  
Hardwood floor; down two steps;  
crown moulding; double  
casement window; door to back hallway; recessed lighting

Dining Room 19' x 15' (with walk-out bay)  
Hardwood floor; crown moulding; chair rail with picture frame moulding  
below; triple walk-out bay window; ceiling medallion; recessed lights;  
double doors to kitchen and back stairs

\*\*\*\*\* *Chandelier does NOT convey* \*\*\*\*\*







### Kitchen 21' x 17' (work area)

Renovated in 2015; tile floor; crown moulding; granite tops; subway tile backsplash; sound proofing insulation in the ceiling; recessed panel cabinetry; large pantry with pull-out drawers; built-in desk; separate beverage bar with upper and lower cabinets, beverage drawers, slim dishwasher, stainless steel sink, granite top and subway tile backsplash; fireplace (double-sided to family room); recessed lights; door to stairs down to Wine Cellar; work island with stainless steel farm sink with disposal, Wolf drawer microwave, and stainless steel dishwasher; appliances include a 4-burner Wolf gas stove with griddle and an electric oven with convection, a second Wolf electric oven, exhaust fan with light; corner windows; open to the informal dining area; to the mud room, back staircases, family room and door to the terrace

### Informal Dining 12' x 12'

Open to the kitchen; tile floor; cove ceiling with crown moulding, ceiling fan and recessed lights; nine casement windows overlook back yard; exterior full light door to the small porch and terrace







#### Mud Room 12' x 8'

Renovated in 2015; tile floor; recessed lights; built-in cabinets and shelves; full light door the small porch and back yard; door to garage; to powder room and laundry room

#### Powder Room

Renovated in 2015; tile floor; pedestal sink; window with Plantation Shutter

#### Laundry Room 10' x 9'

Renovated in 2015; tile floor; recessed lights; built-in shelves and storage cabinets; stainless steel laundry sink; folding counter; window with Plantation Shutter

#### Family Room 23' x 21'

Two-story ceiling; crown moulding; ceiling fan; second-floor balcony overlooks this space; two-story stone fireplace with raised stone hearth, two-sided to kitchen; dramatic two-story windows on back wall; double full-light French doors open to the deck; wet bar with icemaker, copper bar sink, built-in cabinets with storage and rollout drawers; open to the kitchen and foyer; to the back hallway to the master suite





## Back Hall

Hardwood floor; recessed light; double closet; to master suite; door to living room



### Master Bedroom 18' x 17'

Hardwood floor; cove ceiling with crown moulding, ceiling fan, and recessed lights; gas fireplace with granite hearth and surround; arched recessed alcove; double full light doors to the deck; split doors to the dressing room/closets/bathroom areas

### Dressing Room/Closets

Hardwood floor; dressing room has a built-in dressing table and storage cabinets; separate toilet room with Plantation Shutter; closet #1 is 12' x 6' and has a window, hardwood floor, and built-in cabinets, shelves and rods; closet #2 is 14' x 9' with hardwood floor, two windows, a separate cedar closet, recessed lights, and built-in cabinets, shelves and rods



### Master Bath

Tile floor with marble tile accents; crown moulding; granite vanity with two undermount sinks; recessed panel cabinets between and under both sinks; linen closet; six casement windows with Plantation Shutters in the corner above the separate soaking tub with tile surround; separate tile shower with tile walls, bench, floor and two niches; frameless glass shower door





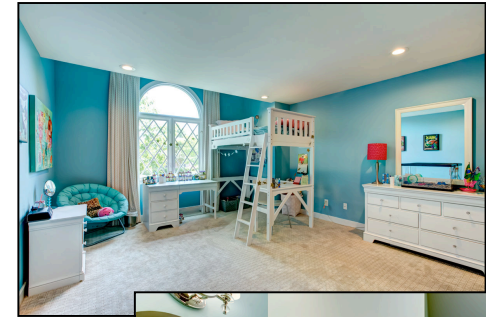
### Second Level

Hallway / Balcony

Hardwood floor; crown moulding; part overlooks the foyer and the family room

Bedroom #2            21' x 13'10" (right middle)

Carpet; arched window; recessed lights; walk-in closet with built-ins; to bath with marble tile floor, tile tub/shower surround, raised quartz vanity with storage below, and door to hall



Bedroom #3            20' x 18' (right on end)

Carpet; cathedral ceiling with ceiling fan with light; door to attic storage; double closet; two double dormer windows



Bedroom #4            18' x 18' (middle back)

Carpet; three casement windows; double closet; study niche; door to bathroom with marble tile floor, raised quartz vanity with undermount sink and storage below, tile tub/shower surround, and door to hall



Hallway

Hardwood floor; double linen closet; back staircase to kitchen

Bedroom #5            15' x 15' (front middle)

Carpet; double closet; linen closet; double casement window





Office 20' x 13' (back left)  
New hardwood floor; double window; ceiling fan; recessed lights

Hall Bathroom  
Tile floor; cultured marble vanity and tub/shower surround; double window with Plantation Shutter; linen closet

Recreation Room 21' x 18' (front left)  
Cathedral ceiling with two skylights; carpet; double doors to hallway; built-in bookcases and window seat; two ceiling fans; recessed lights



### Third Floor

Entertainment Room 29' x 23'  
Carpet; two skylights; walk-in closet; door to attic; built-in shelving and seating; built-in entertainment system includes drop down theatre screen (equipment conveys "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.



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.

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 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.

Revised 7/2015

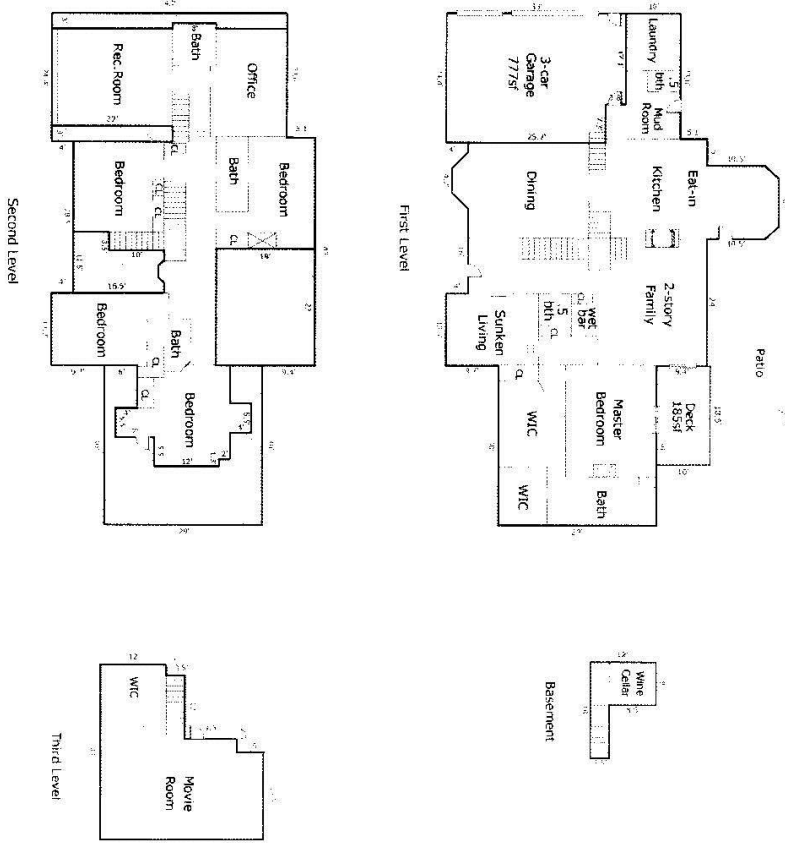


Building Sketch

|                 |                                      |       |          |
|-----------------|--------------------------------------|-------|----------|
| Borrower/Client | Property Address 14 River Court Lane |       |          |
| City            | County                               | State | Zip Code |
| Lender          | Private Report                       |       |          |

\* Dimensions deemed reliable but not guaranteed or warranted  
Sketch prepared by John Foster (804) 216-6288 5/8/17

1st/2nd/3rd Levels: 6,610sf  
Unf.Bsmt: 131sf



Sketch by Appraisers of America