

# TANNERY HILL



1771 SHALLOW WELL ROAD, MANAKIN- SABOT, VA 23103

OFFERED BY JOYNER FINE PROPERTIES

2727 ENTERPRISE PARKWAY, SUITE 200, HENRICO, VA 23294

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*All information is deemed reliable, but is not guaranteed. All room measurements approximate.*







PRICE: \$2,250,000  
SQUARE FOOTAGE: 4,500 PER OWNER  
LOT SIZE: 45+ ACRES (3 PARCELS)  
YEAR BUILT: 1982; RENOVATED 2005-2007  
SCHOOLS: RANDOLPH ELEM, GOOCHLAND  
MIDDLE, GOOCHLAND HIGH

# FEATURES

## Whole house was remodeled in 2005-2007

### Exterior

- ◆ Private 1/4 mile paved driveway with stone columns set up for a future security gate; columns contain 4-inch steel columns set in concrete with electricity available for gate operation; custom handmade lights are set on top of the stone entrance columns
- ◆ Approximately 1/3 of the acreage is open, with 2 fenced pastures; fencing is black 3-board with 4x6 posts and two horse jumps
- ◆ Lodge-style architecture with deep overhangs, porches and terraces; large fir timber framing on the front entrance and porches; detached 2-car garage with studio/shop; detached equipment barn/shop
- ◆ James Hardie cement exterior shingles with factory painted finish and James Hardie panels with PVC battens; new standing seam 16-gauge copper roof (installed by Sam Berger Roofers)
- ◆ New Pella French patio doors throughout; new Pella clad windows and doors (except the front door); new custom handmade indoor and outdoor copper light fixtures from Arroyo in California
- ◆ Low-E film on windows with southern orientation
- ◆ Exterior walls have 2x6 studs with insulation; real stone veneer measures 5 inches (increases wall thickness to 11+ inches)
- ◆ New conditioned crawlspace
- ◆ New additions in the master bedroom and bathroom, kitchen, and screened porch
- ◆ All new bluestone terraces and porches, some with metal railings and gates
- ◆ Custom-designed salt water swimming pool with spa and waterfall; separate pool mechanical/equipment house
- ◆ House and grounds designed by owner/landscape architect; incorporates custom exterior landscape lighting and jumbo cobble curbing
- ◆ The spring-fed 2.5-acre pond supplies water for the 1.5 hp pump to irrigate approximately 2 acres with a 22-zone irrigation system; pond is stocked with largemouth bass hybrid brim permitted grass eating carp, a lighted dock and pond aerator

### Mechanicals

- ◆ Three-zone heat pump HVAC
- ◆ 400-amp electrical service in the house; 60-amp electrical service in the garage/shop; 200-amp electrical service in the equipment barn
- ◆ Drilled deep well; booster pump (1-hp) for improved water pressure
- ◆ Central vacuum
- ◆ Whole house wired for surround sound
- ◆ New booster antennae for internet service
- ◆ Rinnai tankless propane gas hot water heater serves the kitchen and master suite; new A.C. Smith 50-gallon electric hot water heater
- ◆ Whole house security system
- ◆ 20-kw whole house automatic Generac generator



## FIRST FLOOR FEATURES

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### FOYER / ENTRANCE HALL 11'3" x 13'8"

Custom double knotty alder wood entrance doors 2+ inches thick; oak hardwood floor; recessed lighting; open to the great room and to the hallway to the main level guest bedroom suite; exterior copper light fixtures





## FIRST FLOOR FEATURES

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### GREAT ROOM 40' X 20'

Cathedral ceiling, 20' tall, with 1x6 painted tongue-and-groove wood; custom stone fireplace with heat-o-lator and gas logs; custom 200-year old reclaimed vertical-grained heart pine cabinet houses the television, display shelves and storage cabinets; 9' wide French doors to the bluestone terrace; 6' French door to the screened porch; open to the dining room and to the staircase to the second floor





## FIRST FLOOR FEATURES

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### SCREENED PORCH 24' x 14'

Flooring base is a galvanized steel deck, covered with 5 inches of concrete and finished with a blue stone floor; 9' clear cypress 1x6 tongue-and-groove sloped ceiling; doors to the pool and to the guest suite terrace; overlooks the pond, back yard and woodlands





## FIRST FLOOR FEATURES

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### DINING ROOM 15'2 x 14'

**H**ardwood flooring with walnut accents; timber frame beams by Dreaming Creek; custom wet bar/buffet with GE Monogram icemaker (2014) and Sub-Zero wine storage with two refrigerator drawers; copper bar sink and light fixtures; French patio doors to the terrace; custom wall treatment by Wow Walls; open to the great room and to the new kitchen; hallway to the powder room, butlers pantry/utility room and to the first floor master suite

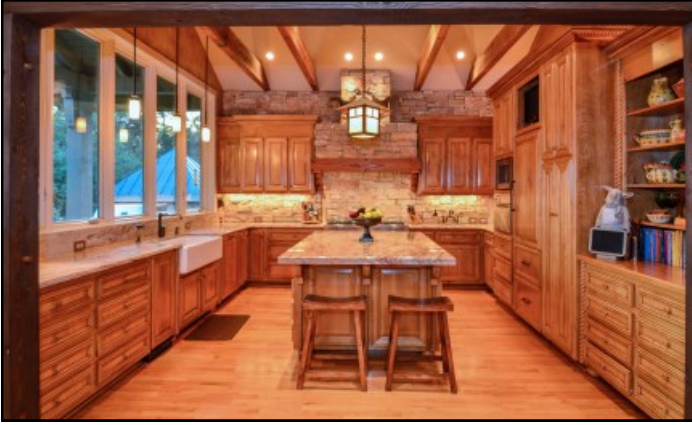




## FIRST FLOOR FEATURES

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### GOURMET KITCHEN 16' x 15'6"



**H**ardwood floors with walnut accents; vaulted 12' ceiling with fir timber-frame beams; oversized work island; copper light fixture; custom alder wood cabinets (Wells Cabinets) throughout; granite countertops with real stone veneer backsplash; Shaw original cast iron farm sink imported from England with a disposal and Rohl plumbing fixtures; prep sink with a disposal and Rohl oil-rubbed bronze sink fixtures; custom 5-casement window wall with pendant lighting and views of the pool and pond; appliances include a Wolf stainless steel 6-burner stove with grill and two electric ovens and a custom commercial hood vent system, a Sub-Zero refrigerator with two freezer drawers, a Miele built-in stainless steel steamer, an Asco dishwasher with cabinet front, a Dacor warming drawer with cabinet front, and a Dacor stainless steel microwave



## FIRST FLOOR FEATURES

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### POWDER ROOM OFF KITCHEN

**H**eat pine 200-year old reclaimed vertical grain custom vanity; custom sandstone countertop; vessel sink; custom wall treatments by Wow Walls



### BUTLER'S PANTRY / UTILITY ROOM 10'76 x 8'6

**H**ardwood floor; custom wall treatment by Wow Walls; built-in cabinets with under-mounted lighting and a roll-out broom closet; granite counter top with large double prep sink; appliances include a refrigerator, stack washer/dryer, and an exhaust fan





## FIRST FLOOR FEATURES

### MASTER BEDROOM 25' x 15'6"

Custom dual entrance doors to the master bedroom; oak hardwood floor; Rocky Mountain hand-forged door hardware; 10' ceiling with 3-member crown moulding; custom special California lime-painted wall treatment by Wow Walls; custom master cut stone fireplace with gas logs (can be wood burning); two walk-in closets by California Closets with built-ins plus a storage closet; French doors to a private bluestone terrace; double door to the master bath; built-in display niche; hall to the mud room that has an exterior door to the front porch, a safe closet (safe can convey), three closets and custom batten trim on the walls



### MASTER BATH — 14'6" x 6'6"

Custom alder wood vanities with granite countertops; steam shower by Roma with multiple heads and shower head and a hand-held spray; Kohler water closet; custom Rohl hand-rubbed oil bronze fixtures; linen closet





## FIRST FLOOR FEATURES

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### HALLWAY FROM GREAT ROOM TO GUEST SUITE

Storage closets; powder room with 2-member crown moulding; wall treatment by Wow Walls; Jerusalem marble vanity top with a natural stone vessel sink



BEDROOM #2  
20'6" x 11'6"

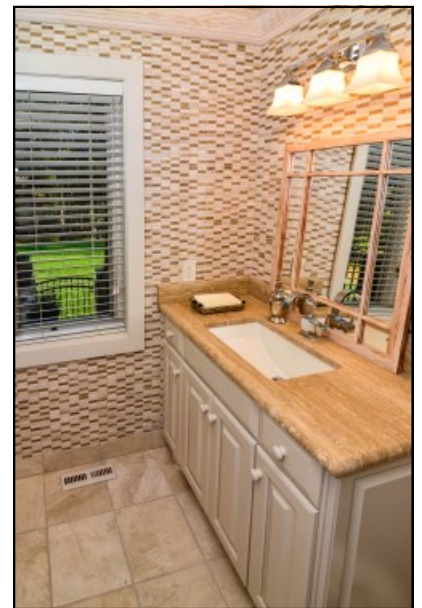


Hardwood floor; two-member crown moulding; two guest closets with custom built-ins; French doors to the bluestone terrace; private ensuite bathroom



FULL BATHROOM — 10'6" x 5'

Italian 12"x12" honed marble floor tiles; cypress 1x6 tongue-and-groove ceiling with two-member crown moulding; custom vanity with Travertine marble stone countertop; frameless glass shower stall with custom marble tile walls, a stone pebble floor, built-in bench, and 2 adjustable body spray nozzles with a handheld spray and rain shower head





## SECOND FLOOR FEATURES

### BEDROOM #3 — 24' x 11'6" (SECOND FLOOR MASTER)

Hardwood floor; two-member heavy crown moulding; 9' casement windows provide views to the pond and grounds; private ensuite bath with two walk-in closets and a linen storage cabinet



### FULL BATHROOM

Totally remodeled in 2013; imported 18"x18" honed Italian marble tile flooring; 1'x6' tongue-and-groove cypress ceiling with ceiling cabinet moulding; 1'x 6' tongue-and-groove individual bead board walls; custom vanity with double Kohler sink and custom Travertine marble stone countertop; 5' Kohler bubble spa tub; separate room with Kohler water closet; Delta designer faucets with a lifetime guarantee; custom built-in storage cabinet; large shower with built-in shelf and bench, 12"x12" Italian honed marble tile walls, stone pebble shower floor, frameless glass door, Delta multi-function rain shower head with hand-held shower sprayer and 2 wall-mounted adjustable body sprays





## SECOND FLOOR FEATURES

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### LOFT 21'4" X 10'11"

**H**ardwood floor; 1'x 6' vaulted tongue-and-groove cedar ceiling with two 4'x4' Velux Sky lights; cedar-lined storage closets with built-in shelves and hanging rods; overlooks great room





## OUT-BUILDINGS

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GARAGE—31'3" x 23'3"  
STUDIO/SHOP—21'2" x 15'8"

Copper roof and light fixtures; two custom designed garage doors with automatic openers; concrete epoxy floor; built-in cabinets with peg board; finished walls; pedestrian door; studio has insulated walls and ceiling; HVAC available to be installed for the garage and/or the studio/shop

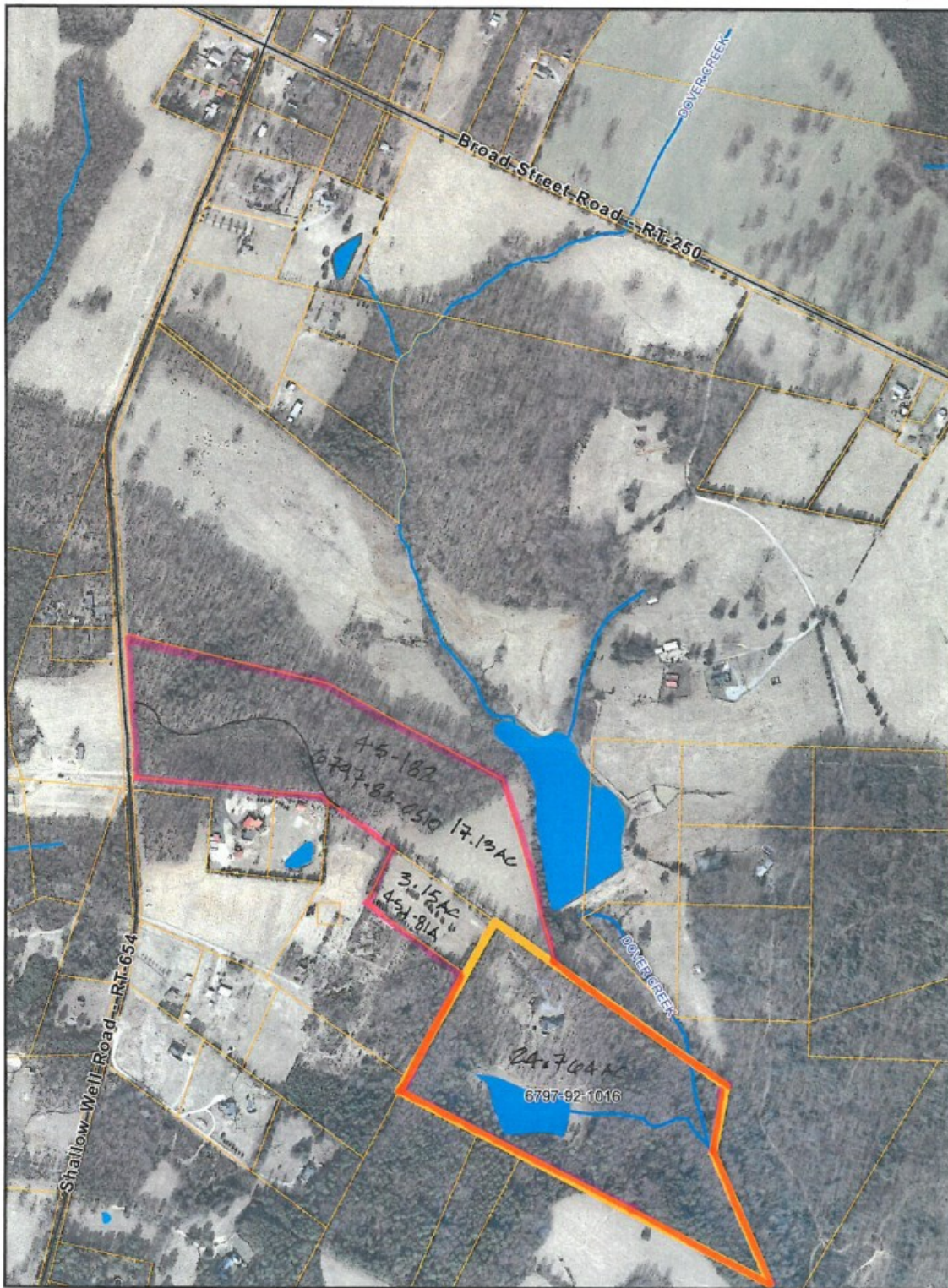









EQUIPMENT BARN / SHOP 40' x 30'

Treated board and batten siding; standing seam metal roof; two 9-foot oversized garage doors with automatic door openers; concrete floor with epoxy; two ceiling fans; built-in work bench with shelf and peg board; 200-amp electrical service; 2-220 volt outlets







-  Pond of Location
-  Parcels
-  US/Primary State Road
-  Thoroughfare
-  Road
-  Surface Water Polygons
-  Surface Water Lines

TOTAL AC 45.044

0 100 200 Feet







**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/ 1771 Shallow Well Road Manakin-Sabot Va 23103  
Legal Description: \_\_\_\_\_

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/News/Residential\\_Property\\_Disclosures/](http://www.dpor.virginia.gov/News/Residential_Property_Disclosures/)) 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.

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Robert S. Clower 10/7/14  
Owner Date

Robert S. Clower 10/7/14  
Owner Date

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

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