

“Rolling View” - 13007 River Road, Richmond, VA 23238



Represented by *Joyner Fine Properties*

Richard Bower (804) 476-0010

www.RichardBower.com

Owner: Jeana B. & Karl W. Werwath
 Legal Description: E. Manakin 9.66 ac, Residential & E. Manakin 5.02 ac Parcel 2
 Acreage: 14.68 acres
 Price: \$1,995,000
 Year Built: 1787 with later additions
 Schools: Randolph Elementary, Goochland Middle, Goochland High School
 Sq ft: Per appraiser, main house 1st & 2nd floors = 5,746; finished basement = 1,742 (whole basement = 2,937); detached garage apt. = 670; guest house #1 = 810; guest house #2 = 2,323; unfinished barn = 1,408; unfinished garden shed = 120
 Taxes: Per tax records, 2018 taxes were \$7,807 + \$1,570 = \$9,377

History of the Improvements

- Master bedroom and master bathroom renovated
- Recently the kitchen, family room, powder room, mudroom, utility room, outdoor kitchen, veranda, terraces and patios, unfinished basement, and a three-car garage with apartment above it were added.

Structures

- Main house with a detached and finished three-bay garage with an apartment above
- Guest house #1 – new roof in April 2018, living room, kitchen, 2 bedrooms, bathroom, and large covered porch; HVAC – baseboard heat with large window air conditioning unit; electric hot water heater
- Guest house #2 – kitchen, living room, den, 3 bedrooms, and 2 baths; HVAC – propane and oil heat, exterior air conditioning unit with vents piped throughout the house (oil furnace could easily be replaced with a heat pump using the already-installed vents); electric hot water heater
- Barn – 5 stalls with electricity, a blacksmith room and hay loft
- Garden shed – has electricity



Exterior of the Main House

- Brick exterior laid in Flemish Bond pattern, water table detail, arched windows with jack arch and keystone detail
- Brick accent and retaining walls with wood and iron pillars and gates
- Brick dining terrace is located off the dining room and overlooks the formal English garden
- Brownstone driveway is cobblestone-lined at the house; gated driveway continues around the rear of the property to the additional outbuildings
- Large parking area/courtyard is located just outside the three-bay detached garage

- Large covered side porch 30' x 14' is located just off the living room, has two arched topped double doors that open to the living room, a brick fireplace, and tongue and groove ceiling
- Covered porch off the master bedroom has an epoxy deck and tongue and groove ceiling; it also opens to the kitchen/family room; steps to the open bluestone patio housing the outdoor kitchen
- The bluestone patio has brick steps and accents, a built-in outdoor kitchen with soapstone counters and sink, and a Viking 2-burner cooktop with grill
- Slate roof with ice guards; metal roof over wing
- Colonial foundation vents
- Shutters with shutter dogs
- Raised Nail on Hardiplank siding

Grounds

- Exceptionally mature landscaping with many varieties of trees and plantings; large masses of mature boxwoods, both English and American; masses of perennials and flowering bulbs
- Multiple planting beds and gardens, some with brick edging and gravel walking paths, exquisitely maintained
- Boxwood-lined "badminton green" alley just beyond the living room porch leads to the pool
- In-ground salt water swimming pool has a brick apron with slate accents, an automated cover, was re-skinned 6 years ago, and the salt cell and control panel for the salinator were replaced in May 2018; the custom iron pool gate was built by Maurice Beane, who built the gates at the Visual Arts Center and was involved in many Monument Avenue projects; the pool gate was built based on the original design found in an old photo of the property.
- Secluded and peaceful meditation garden with magnificent trees, boxwoods, and a millstone fountain



Interior

- Heart pine floors throughout the main house, much of newer addition has reclaimed heart pine floors
- Interior cabinetry, trims and mouldings in the newer addition have been crafted to blend seamlessly with the original details
- No known defects, but all fireplaces convey "as is;" they are found in the dining room, library, kitchen/family room, living room, basement rec room, and upstairs bedroom
- Newer first floor large master bedroom suite opens to the library and to the covered back porch
- Detached and finished 3-car garage with second floor apartment
- The garage apartment is 27' x 13' and has a bedroom/bath suite with a sitting area and kitchenette with granite countertops, Mitsubishi heat and an air conditioning unit, electric hot water heater, a bar refrigerator and sink, built-ins, dormer windows, a closet and a linen closet

- The partially finished rustic basement has a large storage room with an exterior entrance to the back yard, another storage room with mechanicals, a large recreation room, workshop, another play room, a wet bar, powder room, and a smaller storage room with built-in shelves
- No known defects, but all appliances convey “as is”

Mechanicals in the main house

- HVAC – dual system throughout the main house with heat pumps and radiant back-up heat
- Hot water is heated off the boiler (basically unlimited hot water)
- Security system with fire and smoke detection
- Irrigation system throughout serves all the gardens and nearby lawns; two systems (in the basement and garage) operate using a remote to operate and program the individual zones
- Private well and septic systems
- Propane tank provides gas for cooking, gas logs and heat in the main house
- Invisible pet fence with two collars in the new addition (kitchen and family room) in the main house and 3-4 acres in the yard

Main House First Floor

Foyer

17 x 9

Heart pine floor, wainscoting, staircase and doors; door to the basement; open to the dining room, library, and kitchen





Dining Room 17' x 17' with a 10' ceiling
Heart pine floor; two windows; two arched
full light doors open to the dining terrace;
crown moulding; chair rail with raised panel
wainscoting; fireplace with a slate hearth
and surround, carved chimney breast with
raised panel details and mantle; split doors
open to the kitchen and have the replica
"gun cabinet" detail

Library 17' x 17'

Heart pine floor; raised panel wall panels; crown moulding; fireplace with arched top
and slate hearth and surround; closet for storage for electronics; built-in shelves and
cabinets with raised panel doors; two windows; door to the foyer; door to the master
suite; door to the hallway to the lower wing and the living room

Master Bedroom 20'4 x 16'10

Heart pine floor; tray ceiling; crown moulding; door to the back porch; window; two
walk-in closets; private bathroom

****Ceiling fixture in the hall between closets does not convey****



Master Bath

Heated tile floor; historically correct arched
top window and a single window overlook
the terrace and back porch; private toilet
niche; alabaster topped vanity and
countertops with make-up niche, vintage
light fixtures and cabinet hardware; a free
standing tub; large tile shower with glass
door

Hall to the Living Room

Original gun cabinets built into the doorway; painted floor; arched exterior door and two windows; back staircase to upper hallway

Powder Room

Ante room with a closet and painted floor; powder room with furniture-style vanity with a granite top, vintage light fixture, and mirrored window

Living Room 33' x 17'

Heart pine floor; raised panel chimney breast and surround; crown moulding and chair rail; two double arched exterior doors to the side covered porch; 5 windows; built-in display niche



Kitchen

26' x 21'10"

Reclaimed heart pine floor; separate sitting area with a two-sided brick fireplace; vintage light fixtures; large solid walnut work island, pendants above, a farm sink, and breakfast bar; built-in replica gun cabinets at the doorways, built-in antique-styled kitchen cabinet with a marble top and a built-in entertainment cabinet; additional built-ins to include a Miele coffee maker station, a built-in Viking convection oven, a 4-burner Wolf gas stove with two ovens, a griddle, a pot filler and brick backsplash and built-in exhaust fan and light, warming drawer; trash compactor; built-in spice cabinets, open shelving, and closed storage cabinets; Bosch dishwasher; Subzero icemaker, built-in china storage cabinet; recessed lighting; walk-in pantry with pocket doors, marble countertops, open shelving and drawers/closed storage; separate informal dining area with a triple window; Subzero side-by-side refrigerator/freezer; doors to the dining room

****Pantry ceiling fixture does not convey****





Family Room 31' x 19'

Random-width reclaimed heart pine floor; brick two-sided fireplace with arched firebox; four windows, one walk-out bay window; vaulted ceiling with stained ceiling beams; open to the kitchen and to the back entry hall



Back Entry Hall

Brick floor; door with side lights; crown moulding and chair rail with bead board wainscoting; open to the covered back porch; doors to the powder room and utility room, open to the family room



Laundry/Utility Room 16' x 13'

Brick floor; soapstone counter tops and large sink; built-in cabinets and storage niches with a window and window seat; three windows; closet; antique lamp and drawer pulls

Powder Room

Furniture styled vanity with granite top; pocket door

**** Ceiling pendant does not convey****



Second Level

Upper Hall (at main staircase)
Wood floor; two dormer windows

Bedroom #2 15' x 12' front right
Wood floor; fireplace with brick hearth and stained surround; two closets; two dormer windows

Bedroom #3 18' x 15' front middle
Wood floor; double window and single window; fireplace; closet; doors to both hallways



Hallway
Wood floor; linen closet; back staircase; two dormer windows; under eaves storage; full bath

Bathroom
Tile floor and tub/surround; dormer window; pedestal sink

Bedroom #4 17' x 15' back left
Wood floor; one double window and one single with window seat; two double

closets; one single closet



Bedroom #5 17' x 11' irregular and front left
Wood floor; chair rail; arched door from hallway; closet; built-in storage; dormer window and a double window

Basement



Foyer

Tile floor; bead board wainscoting; door to the wet bar area and powder room; to the recreation room and playroom

Playroom 16' x 15' right front
Carpet; built-in cabinets; open to the wet bar area

Recreation Room 16' x 15' left front
Carpet; fireplace with brick hearth; built-in cabinets; door to workshop and to foyer

Workshop 18' x 13' irregular
Tile floor; built-in bench and storage

Wet Bar
Serving bar with a sink; beverage refrigerator; cabinets



Storage Room 13' x 10'
Tile floor; shelving; window

Powder Room
Tile floor; pedestal sink; exposed brick wall

Unfinished Storage 34' x 41' irregular
Exterior door; 4 windows

Mechanical Storage 21' x 6'

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





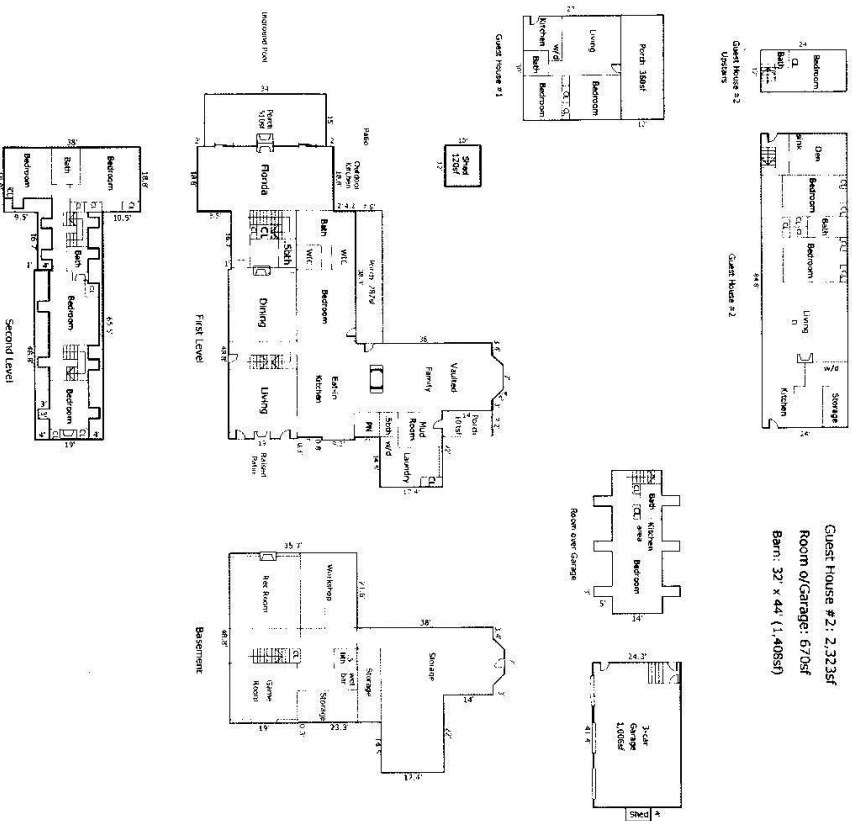


Building Sketch

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| Borrower/Client | Property Address | 13007 River Road | County | State | Zip Code |
| Landlord | Private Report | | | | |

* Dimensions obtained reliable but not guaranteed by appraiser
 Sketch prepared by John Fisher (MS) 2/16/2006 11:25:19

1st/2nd Levels: 5,746sf
 Basement: 2,937sf
 Guest House #1: 810sf
 Guest House #2: 2,323sf
 Room o/C Garage: 670sf
 Barn: 32' x 64' (1,408sf)



Sketch by John Fisher 2/16/2006