

~ Westham ~

6500 Westham Station Road, Richmond, VA 23229



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SUMMIT

*R*arely does an opportunity such as this come along to own one of Richmond's magnificent signature homes. With its old world construction and ambiance, but updated to meet today's lifestyles, "*Summit*" was built in the early 1900's on a serene five-plus acre hilltop. This beautifully crafted brick and slate Georgian is supported by lovely formal gardens and magnificent towering trees, bluestone and brick terraces, a newly installed "Sport Court" tennis/basketball court, a handsome pool with pergola, plus breathtaking views! Substantial architectural details include high ceilings, a handsome curved main staircase, well-proportioned rooms including a banquet-sized dining room with fireplace, a heart-pine paneled library, and gracious mouldings & trims throughout. The updated eat-in kitchen includes a charming morning-room nook and a unique "herringbone" wood floor. Recently converted from the original carriage house, the inviting family room also overlooks the terrace and beyond, and has a fireplace and built-ins, plus a private bedroom suite above it. Upstairs in the main house is the expansive master suite with a walk-in closet/dressing room, a fireplace and built-ins. There are three additional bedrooms with baths, and a potential au pair suite or recreation area on the third floor. Offering peace and privacy, this rare gem nestled in the heart of Westham was open on the 2006 Garden Tour.



Owner: Margaret P. & Bryan T. Bostic
Price: \$2,595,000
Legal Description: Westham, Lot 16, Ac 5.445 83 A2 1
Year Built: 1900 (approximate)
Schools: Tuckahoe Elementary, Tuckahoe Middle, Freeman High
Finished sq ft: Per appraisal, 6,464 finished; 1,024 unfinished
Taxes: Per Henrico County tax records, 2015 taxes were \$19,817
Exterior



- Brick exterior with a dramatic entry – a raised panel front door with side lights and detailed trim work including a broken pediment header and two-story pilaster details
- A commanding feature at the main entry is the second-floor oversized arched window which is enlivened with Gothic details
- An enclosed breezeway connects the main house to the original carriage house which was recently converted into a family room.
- Slate roof
- Bluestone walkways and terraces with an expansive brick balustrade terrace
- Boxwood-lined paved circular driveway lined with cobblestones; the circle has a bluestone walking path flanked by benches and plantings plus a brick reception area; generous parking areas
- Several formal gardens anchored with boxwoods, walkways, fountains and brick walls
- Inground concrete pool with bluestone decking and decorative pergola; heater and cover
- Fenced tennis court – Sport Court (interlocking panels provide excellent drainage) with basketball court; gate to Panorama Rd.
- “Pony Shed” – detached storage house with a dove cote
- Invisible fence





Interior

- High ceilings (varying heights) on the first and second floors
- Oversized windows and wide use of French doors allow for abundant natural lighting
- Multi-member crown mouldings, wide base trim and oversized trims at doorways and windows
- Wood floors include random-width heart pine, hardwood and herringbone design (kitchen)
- Tile bathrooms
- Handsome fireplace mantles – some with raised panel chimney breast details
- Two staircases – the formal curved staircase with its generously detailed landing, and a second stairwell from the basement up to the third floor

- Mechanical areas in the basement, which has an exterior entrance
- French doors open to the formal gardens and terraces

Mechanicals

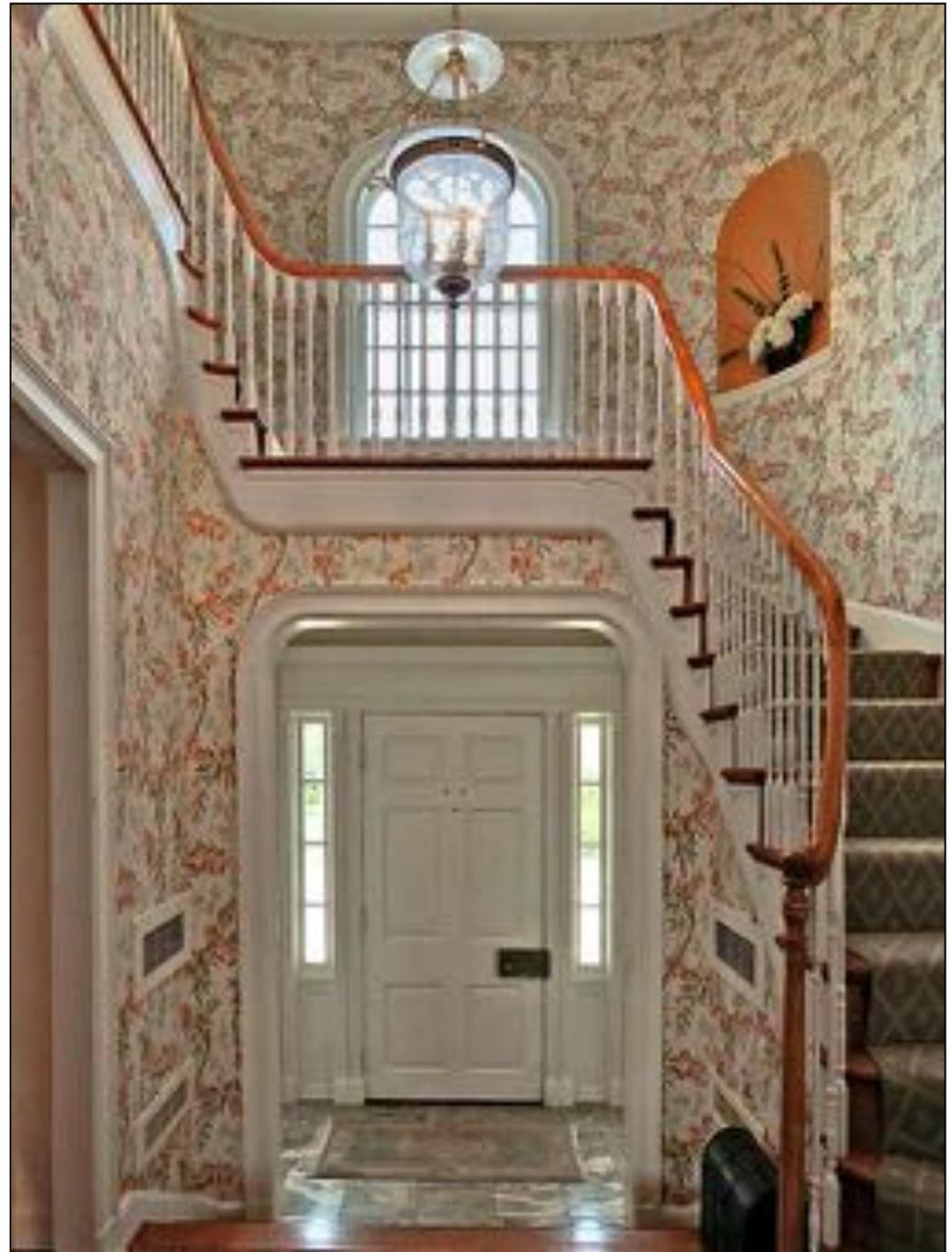
- Four-zone HVAC – main house has a gas furnace and three heat pumps for air conditioning; radiant heat – radiators are hidden behind shelving and swing-out decorative covers for easy access; separate fourth zone with its own heat pump serves the new family room/guest suite wing
- Gas hot water heater
- Private well and septic systems; well has a pump filtration system and a pressure tank
- Sprinkler system in the front yard and the terraced areas
- Generator serves the furnace, refrigerator, well pump and several areas in the house
- Security system
- Exterior landscape lighting with accent lighting
- Multi-zone surround sound system in the family room and kitchen
- No known defects, but all fireplaces and flues convey “as is”



Main Level

Foyer 13'3 x 11' (includes both levels)
Marble tile floor; coat closet; door to stairwell and side entrance to kitchen; powder room; raised panel front door with side lights and decorative pilaster details, upper trim with dentil details, crown moulding and cove ceiling with decorative moulding accents; arched opening to the upper level with wide plank wood floor; curved wide staircase with carpet runner and generous landing, oversized arched window, and display niches; cased openings to the living room and to the ante room at the library entrance

Powder Room with low-boy toilet, pedestal sink and chair rail



Library 15'6 x 12'5 with 9'7 ceiling
Random width heart pine floor; raised-panel heart pine paneling and trims; crown moulding with dentil details; gas-log fireplace flanked with built-in bookcases and storage cabinets below, all of the same paneling with carved details, pilasters, and arched-top cabinets highlighted with keystones; two windows; chandelier with ceiling medallion; cased opening to the living room, heavy double doors to the ante room





Living Room 30' x 17'3 with 10' ceiling
Hardwood floor; chair rail; gas-log fireplace with black marble surround and hearth and custom carved mantle with raised panel chimney breast; built-in display shelving by the fireplace; heavy crown moulding with dentil details; ornate moulding and trim at doors to the library, foyer and dining room, accented with broken pediment details; two windows; French doors to the terraced garden accented with brick walkways and huge boxwoods; door with transom to the Sun Room





Sun Room 19' x 15'5
(approximate)
Hardwood floor; nearly floor-to-ceiling windows and glass panels; full light door to the yard and to the terraced area; built-in storage cabinets with granite top; built-in wet bar with granite top, bar sink, icemaker and bar refrigerator topped with glass-front cabinets



Dining Room 20' x 14'

Hardwood floor; two windows; crown moulding; chair rail; crystal Schonbeck chandelier; fireplace with marble tile hearth and surround with carved mantle with fluted pilaster detailing; cased opening to the living room, doors to the back entrance to the kitchen and the stairwell, and to the breakfast area / morning room





Breakfast Area / Morning Room 17'3 x 10'6 (approximate)

Herringbone patterned wood floor; chandelier; built-in glass-front cabinets and storage cupboards; built-in desk; solid surface tops; window; morning room has nearly floor-to-ceiling windows with a full light door with transom to the brick terrace and a ceiling fan with light; surround sound; open to the kitchen

Kitchen 23' x 12'6 (approximate)

Open to the breakfast room/morning room; herringbone patterned wood floor; work peninsula with gas cooktop and cabinets below; island with breakfast bar and cabinets/shelves; solid surface counter tops with molded sink with disposal; generous amounts of cabinets with a lazy-susan corner cabinet; large closet / pantry; second pantry with roll-out shelves; broom closet; recessed lights and ceiling fan; door to service stairwell; interesting features include an arched doorway to the enclosed breezeway (family entrance) and an arched window with Gothic details plus two other sets of windows; appliances include double Jenn Air built-in ovens, a Sub-Zero side-by-side refrigerator/freezer, disposal; Kitchen-Aid dishwasher and trash compactor



Enclosed Curved Breezeway

Family entrance; heated slate floor; cove ceiling with recessed lights; built-in bar/storage area; French doors with transoms to the parking area and to the brick / bluestone terrace; surround sound; open to the Family Room

Family Room 21'4 x 16' (approximate)

Heart pine wood floor; cove ceiling with recessed lighting and crown moulding; two window seats and bookcases flank the gas fireplace with slate hearth and surround with custom mantle; French doors open to the slate terrace overlooking the yard, tennis court and pool areas; large windows with Plantation Shutters; surround sound; spiral staircase to the bedroom/bathroom suite



Bedroom #5 15'10 x 15'9 (circular staircase to second floor)

Painted wood floor; windows with Plantation Shutters and window seats; ceiling fan; recessed lighting; built-in bookcases and dresser drawers; full bath with pocket door, window; raised marble vanity, beadboard wainscoting and a claw foot tub



Second Floor

Upper Landing 14'11 x 14'4

Hardwood floor; crown moulding; display niches; curved stairs with generous mid-landing

Master Bedroom 21'1 x 16'2 with an 8'10 ceiling

Hardwood floor; fireplace with marble hearth and surround and a custom mantle; crown moulding with decorative carving details; built-in display shelving and cabinets with an entertainment center; large windows with Plantation Shutters; ceiling medallion with decorative chandelier; walk-in closet/dressing room and private bath

Master Bathroom 15'1 x 8'8

Marble tile floor; double raised solid-surface vanity and storage cabinets below; linen storage cabinet; separate marble tile shower with glass door and a glass block wall; jetted tub with marble tile surround, recessed lights and heat lamps



Bedroom #2 15'10 x 13'4 (back, mid-right)
Hardwood floor; large closet with shelves and rod; window; door to shared bathroom

Bathroom
Marble tile floor, wainscoting and tub/shower surround; serves bedrooms #2 and #3

Bedroom #3 13'11 x 13'8 (back, mid-left)
Carpet; closet; built-in shelves; door to bath and hall – arched doorway to hallway; two windows

Cross Hall
Hardwood floor; two large linen closets; crown moulding;
“nooks and crannies” storage; to hall bath and service stairwell

Hall Bathroom
Tile floor; tile shower with glass walls; tile wainscoting with decorative accent tiles; pedestal sink; window; door to guest bedroom and hall



Bedroom #4 14'1 x 13'10
Hardwood floor; deep closet; door to bathroom and to hall; to small office /sitting room

Sitting Room 10'8 x 7'9
Hardwood floor; double doors to upper terrace; built-in dresser; ceiling fan; window



Third Floor

Office 10'7 x 9'7

Carpet; window; door to hallway to bathroom and bedroom/recreation room

Bedroom #6 or Recreation Room 20'11 x 11'9

Carpet; dormer window in sloping ceiling; door to back hall and on to the bathroom; door to upper hallway

Bathroom

Tile tub/shower surround; glass shower doors; medicine cabinet; sink/vanity; storage closet and cedar closet; window

Very large floored walk-in attic with exposed beams



Tidbits – not verified!

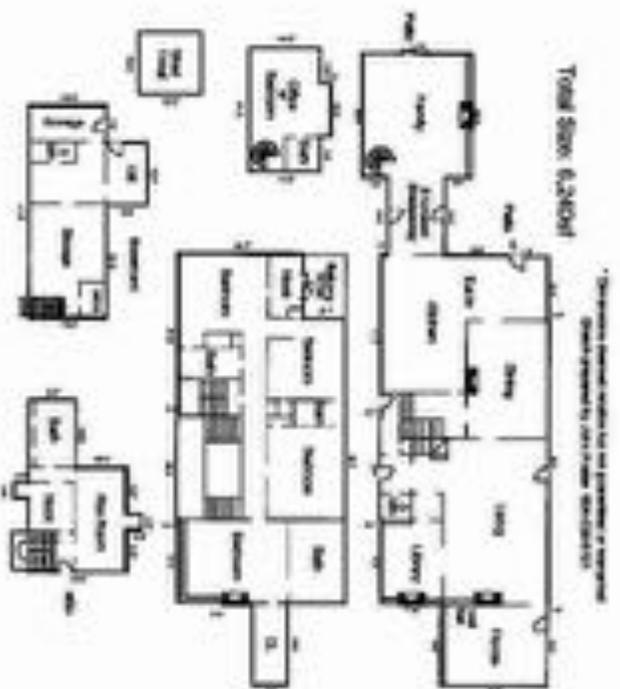
1. The original house was as wide as the kitchen and dining room. It was built as a country home by a gentleman who owned a tobacco warehouse in the Bottom. Subsequent owners added to the house as they needed more space.



2. The heart pine paneling in the library was cut from a former owner's family farm.
3. The Pony Shed actually did once house a pony! Horse stables were situated where the pool currently sits.
4. Formal gardens in front of the house were originally graded for a tennis court, and eventually were converted into the garden. The owner's daughter was married in that garden and the reception was held in the pool area. Legend has it that the owner had wood placed over the pool and turned it into a temporary dance floor for the guests.
5. The children call the dining room the "rainbow room" because the morning sun shines through the chandelier crystals and reflects "rainbows" on the mantle!

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

PROJECT:	CONSTRUCTION COST Windows System final
DATE:	1/26/10
BY:	SM
FILE:	11/10/10



NOTES:
1. SEE ARCHITECT'S DRAWINGS FOR DETAILS.

ITEM	AREA CALCULATIONS SUMMARY		LIVING AREA BREAKDOWN	
	AREA	VALUE	PERCENT	AMOUNT
1st Floor	2112.00	2112.00	100.00%	2112.00
2nd Floor	184.00	3696.00	17.50%	3696.00
3rd Floor	222.00	222.00	10.50%	222.00
Basement	111.00	111.00	5.20%	111.00
Attic	181.00	181.00	8.50%	181.00
Garage	144.00	144.00	6.80%	144.00
TOTAL	2954.00	10000.00	100.00%	10000.00

ITEM	LIVING AREA BREAKDOWN	
	PERCENT	AMOUNT
Living Room	18.8%	403.20
Dining Room	24.2%	506.40
Kitchen	21.8%	458.40
Bedroom	14.8%	311.20
Bathroom	5.2%	108.80
Bedroom	6.8%	142.40
Bedroom	8.5%	178.40
Bathroom	4.8%	100.80
Attic	8.5%	178.40
Garage	6.8%	142.40
Basement	5.2%	108.80
2nd Floor	17.5%	3696.00
3rd Floor	10.5%	222.00
1st Floor	100.0%	2112.00
TOTAL	100.00%	10000.00

Drawn by: SM, 1/26/10, by Architect's approval: 1/26/10, by: 1/26/10, 10:28:10 AM