

3905 EXETER ROAD  
~WINDSOR FARMS~

*NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE:*

**FIRST LEVEL:** HARDWOOD FLOORING.

**ENTRANCE HALLWAY:** 13'8" x 4'7" CROWN MOULDINGS. CHAIR RAIL. COAT CLOSET WITH ADDITIONAL STORAGE UNDER STAIRS. STAIRCASE TO SECOND LEVEL. ACCESS TO LIVING ROOM AND DINING ROOM. *PLEASE NOTE THAT CHANDELIER SHALL NOT CONVEY.*

**LIVING ROOM:** 22'8" x 13' CROWN MOULDINGS. CHAIR RAIL. MASONRY FIREPLACE WITH MARBLE HEARTH AND SURROUND.

**DINING ROOM:** 12'9" x 12' CROWN MOULDINGS. CHAIR RAIL. *PLEASE NOTE THAT CHANDELIER SHALL NOT CONVEY.*

**POWDER ROOM:** CERAMIC FLOORING. CHAIR RAIL. BUILT-IN SHELVING WITH STORAGE CABINET.

**FAMILY ROOM:** 17' x 16'1" CROWN MOULDINGS. CHAIR RAIL. MASONRY FIREPLACE WITH BRICK HEARTH AND SURROUND. RAISED PANEL CHIMNEY BREST. TRIPLE WINDOWS OVERLOOKING REAR GARDENS. *PLEASE NOTE THAT CHANDELIER SHALL NOT CONVEY.*

**KITCHEN:** 12' x 12' CROWN MOULDINGS. GRANITE COUNTERTOPS. KITCHENAID DUAL FUEL STOVE. BUILT-IN KITCHENAID MICROWAVE. CUSTOM MAPLE CABINETS. RECESSED LIGHTING. UNDER CABINET LIGHTING.

**CASUAL DINING AREA:** 12'4" x 9'3" CROWN MOULDINGS. GE MONOGRAM SIDE-BY-SIDE REFRIGERATOR/FREEZER WITH WATER AND ICE DISPENSER. WET BAR WITH STAINLESS SINK. PANTRY.

**MASTER BEDROOM:** 17' x 12' CROWN MOULDINGS. CHAIR RAIL. WALK-IN CLOSET. CEILING FAN.

**MASTER BATHROOM:** CERAMIC FLOORING. SHOWER WITH CERAMIC SURROUND AND FRAMELESS GLASS DOOR. TWO PEDESTAL SINKS. DOUBLE CLOSET.

**LAUNDRY ROOM:** 18'3" x 10' SPEED QUEEN WASHER AND DRYER. BUILT-IN CABINETS. LAUNDRY SINK. WATER CLOSET. EXTERIOR DOOR TO REAR GARDENS AND DRIVEWAY.

**SECOND LEVEL:** HARDWOOD FLOORING. *PLEASE NOTE: CHANDELIER IN UPPER HALLWAY SHALL NOT CONVEY.*

**HALLWAY:** WALK-IN CLOSET.

**MASTER BEDROOM #2:** 18'2" x 13'2" BUILT-IN DRESSER + BOOK SHELVING WITH STORAGE BELOW. TWO CLOSETS. CEILING FAN. ACCESS TO STORAGE AREA.

**MASTER BATH #2:** CERAMIC FLOORING. TUB/SHOWER WITH CERAMIC SURROUND. LINEN CLOSET. SCONCES.

**BEDROOM #3:** 17'5" x 16'5" DOUBLE CLOSET PLUS ADDITIONAL CLOSET. *PLEASE NOTE THAT CHANDELIER SHALL NOT CONVEY.*

**FULL BATH:** CERAMIC FLOORING. SHOWER WITH CERAMIC SURROUND. PEDESTAL SINK. LINEN CLOSET.

**BEDROOM #4:** 13' x 11'5" CLOSET.

### **EXTERIOR:**

BRICK AND HARDIPLANK SIDING  
PAVED DRIVEWAY  
REAR ENTRY 1-CAR GARAGE  
PRIVATE & LEVEL FENCED REAR YARD  
IRRIGATION IN FRONT YARD + BEDS IN FRONT AND REAR  
ATTACHED BRICK STORAGE SHED

### **SPECIAL FEATURES:**

DESIGNED BY NOTED ARCHITECT, CLARENCE HUFF  
RENOVATED IN 2010 BY RICK KASTELBERG/MAKO CONSTRUCTION  
MARVIN REPLACEMENT WINDOWS THROUGHOUT  
1<sup>ST</sup> & 2<sup>ND</sup> LEVEL MASTER SUITES  
SECURITY SYSTEM

### **PERTINENT NEIGHBORHOOD INFORMATION:**

LOCATED IN RICHMOND'S CHERISHED WINDSOR FARMS  
ANNUAL HOA FEE OF \$458.  
WITHIN MINUTES OF THE EXPRESSWAY AND DOWNTOWN  
WALK TO CARYTOWN, THE SHOPS AT LIBBIE AND GROVE AND THE VIRGINIA MUSEUM

**PUBLIC SCHOOLS:**

MARY MUNFORD ELEMENTARY SCHOOL  
ALBERT HILL MIDDLE SCHOOL  
THOMAS JEFFERSON HIGH SCHOOL

**TABLE OF FACTS:**

**OWNERS:** J. DAVID AND CONSTANCE M. LILLY

**LEGAL DESCRIPTION:** WINDSOR FARMS L3 B19 0100.00X0224.00

**DATE OF CONSTRUCTION:** 1951

**SQUARE FOOTAGE:** 3,203 SQUARE FEET PER APPRAISER

**ROOFING:** SLATE + STANDING SEAM COPPER

**HEATING:** 3-ZONES

**HEAT SOURCE:** NATURAL GAS AND HEAT PUMPS

**COOLING:** 3-ZONES

**ELECTRICAL:** 200 AMP CIRCUIT BREAKERS

**WATER/SEWER:** PUBLIC

**TAXES:** \$7,734

**AVAILABILITY:**

SELLER WOULD PREFER A SETTLEMENT DATE OF AUGUST 19, 2019 WITH A RENT  
BACK THROUGH AUGUST 30, 2019.

**NOTE TO REALTORS:**

*ALTHOUGH NO KNOWN DEFECTS, FIREPLACE CHIMNEYS & FLUES CONVEY "AS-IS".  
FRONT SILLCOCK DOES NOT WORK AND CONVEYS "AS IS".  
ICEMAKER ON REFRIGERATOR NEVER CONNECTED AND CONVEYS "AS IS".*

*THE FOLLOWING DO NOT CONVEY: CHANDELIERS IN FOYER, 2ND LEVEL HALLWAY,  
DINING ROOM, FAMILY ROOM & BEDROOM #3 + ALL GARDEN ITEMS INCLUDING  
BENCH, BIRD BATH, STADDLE STONE & POTS.*

**BETSY DOTTERER**

JOYNER FINE PROPERTIES

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[WWW.BETSYDOTTERER.COM](http://WWW.BETSYDOTTERER.COM)

**PRICE: \$894,000.**

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