

—1819—  
WEST GRACE STREET



## The Property

This historic Fan District home was originally built in 1910, and has been completely renovated within the last decade.

## Details

- » 5 bedrooms, 3.5 bathrooms
- » 4300 square feet (finished) and 1200 square feet (unfinished) (Per City Records)
- » Total "to the studs" renovation by C.E. Spitzer, Inc. completed in Winter 2002
- » All wiring, plumbing, duct-work, mechanicals (other than furnace) replaced during renovation
- » Cat V wiring with 400 amp service
- » Furnace (converted to natural gas during renovation)
- » Radiator heat with supplemental electric forced air
- » Three-zone central air
- » Two water heaters (natural gas)
- » Chimney and flues convey as is
- » Dining room chandelier and Japanese Maple in back do not convey
- » Roof completely re-covered during renovation and re-painted in 2009
- » Exterior completely repainted in 2009
- » City of Richmond Tax Abatement (transferable)
- » Cable-television outlets in all bedrooms, kitchen, and family room
- » Telephone jacks in all bedrooms and kitchen
- » Alarm system with wireless Sky route cellular back up
- » Large front porch
- » Large rear deck with doors to kitchen/eating area and formal dining room
- » Large flagstone patio with built-in flower beds and water feature
- » Two-car garage
- » Fox Elementary School District

Offered at \$785,000

\* All information deemed reliable but not guaranteed.

## ONE SOUTH REALTY GROUP

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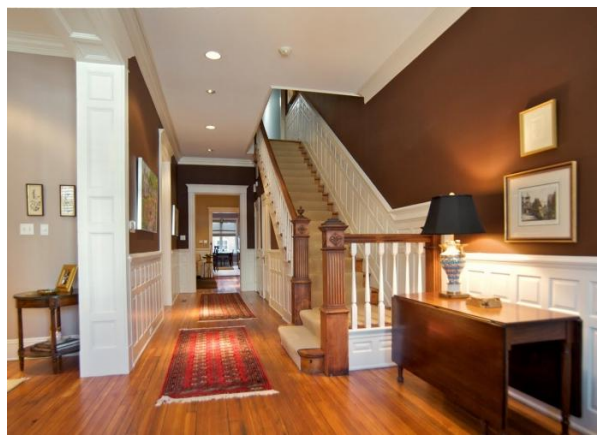
## Formal Dining Room

15'3" x 13'0" | Three-member crown molding, French doors to rear deck, fireplace (plumbed for gas), original mantel with mirror, original hard wood floors, in-ceiling speakers, pocket doors to formal living room and entrance hall



## Formal Living Room

15'8" x 13'0" | Cased entrance, three-member crown molding, bay window, plantation shutters, fireplace (plumbed for gas), original mantel, original hard wood floors, in-ceiling speakers, pocket door to dining room, grand staircase to second floor.



## Third Floor Au Pair Suite

### Bedroom 4

15'6" x 14'5" | Bay window, plantation shutters, large closet, fireplace, original mantel, original wood floor, ceiling fan

### Bedroom 5

15'6" x 14'6" | Large cedar closet, fireplace, original mantel, original wood floor, ceiling fan

### Kitchenette

Range with self-cleaning oven, refrigerator/freezer, microwave, sink with disposal, custom-cabinets, original wood floor

### Full Bath

10' x 6'10" | Original claw foot tub (re-glazed) with shower, Kohler fixtures, tile floor

## Extras

### Rear Patio

Large deck, exterior lighting, ceiling fan under second floor porch, weather-resistant speakers

Large flagstone patio with built in planters and water feature, privacy fence

### Two-Car Brick Garage

Garage door opener, separate electric panel

### Basement

Huge (approximately 1500 square feet) basement, concrete floor, covered rear patio/garden access, utility sink, and partially finished space with storage closet and built-in shelves







## Second Floor

### Bedroom 2

15'2" x 14'8" | Large closet, fireplace, original mantel, original wood floor, wood Blinds

### Bedroom 3

10'4" x 15'9" | Large closet, original wood floor, window treatments

### Full Bath

7'2" x 12'0" | Original claw foot tub (reglazed) with hand-shower, Kohler fixtures, closet, linen closet, wainscoting, tile floor



## The Kitchen

13'7" x 10'1"

Custom fiddleback maple cabinets, granite and concrete counter tops, slate backsplash, Viking range top with grill, Viking hood with shelf and heat lamp, Sub-Zero refrigerator/freezer, stainless steel double sink with disposal, prep-sink with disposal, Fisher & Paykel dish drawer dishwashers, Dacor double convection ovens, Dacor warming drawer, Sub-Zero wine storage unit, tile floors, in-ceiling speakers, recess cans, and pendant lights.

### Eat-in Area

Tile floor, ceiling fan, large double window with view of rear patio and garden







## Family Room

15'6" x 17'7"

Custom-cabinets (with roll-out drawers for audio-visual equipment, CDs, etc.), bookshelves, china cabinets with seeded glass fronts, granite countertop, slate backsplash, wet bar with under counter refrigerator and icemaker, sink with disposal, three-member crown molding, original wainscoting, fireplace (plumbed for gas), original mantel with mirror, wired for flat-screen television and surround sound, original hard wood floors, wood blinds



## MASTER SUITE

### Master Bedroom

15'3" x 14'0" | Bay window, plantation shutters, fireplace (plumbed for gas), original mantel with mirror, tray ceiling with crown molding, original wood floor, ceiling fan, alarm panel



### Master Bathroom

16'3" x 10'0" | Custom cabinets, marble counter, his and her sinks with dressing table, original claw foot tub (re-glazed) with hand-shower, Kohler fixtures, Tumbled Carrara marble floors, huge walk-in Carrara marble shower with granite bench, two shower heads (one with hand spray) and two body sprays, private toilet area, fireplace (plumbed for gas), original mantel, plantation shutters

### Master Closet

Large, walk in closet with custom shelves, carpet

