



THE DECATUR
39 East Third Street / Manchester



THE PROPERTY

Conceived and rehabilitated in 2005 by a group of owners who saw the incredible potential in the beautiful bones of this Manchester warehouse, The Decatur represents the soul of redevelopment in Manchester.

- » 4200 +/- SF
- » 3.5 Baths
- » 2 Parking Spaces in Garage
- » Private Elevator Entry
- » Spectacular Cook's Kitchen
- » Private Roof Deck with Stunning Views of Downtown
- » 3 Zone HVAC
- » Gas Heat
- » 11' Ceiling Heights
- » \$525,000 tax abatement credit through 2019 under 15 year abatement guidelines
- » \$398.58/month dues (includes water, sewer, trash removal, snow removal, insurance on the structure, elevator and other common area maintenance.)

THE SPACE

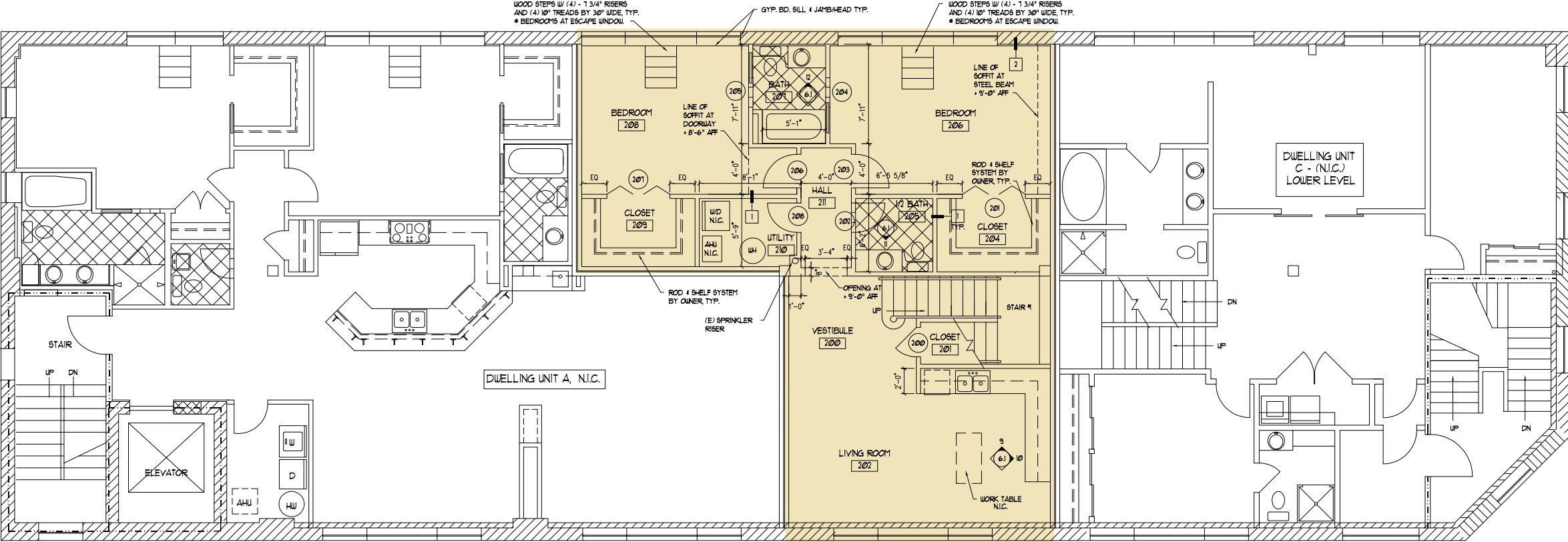
4,200 SF makes for a spacious loft.

The thoughtfully laid out plan, designed by Marcellus Wright Cox Architects in collaboration with the current owners, allows for day to day easy and convenient living and memorable entertainment all with personal privacy. The spaces flow and greatly enhance the spectacular views of Downtown.

The space, while logical, flexible and efficient is also powerful and memorable....exactly what loft luxury living is supposed to be.



SECOND FLOOR PLAN



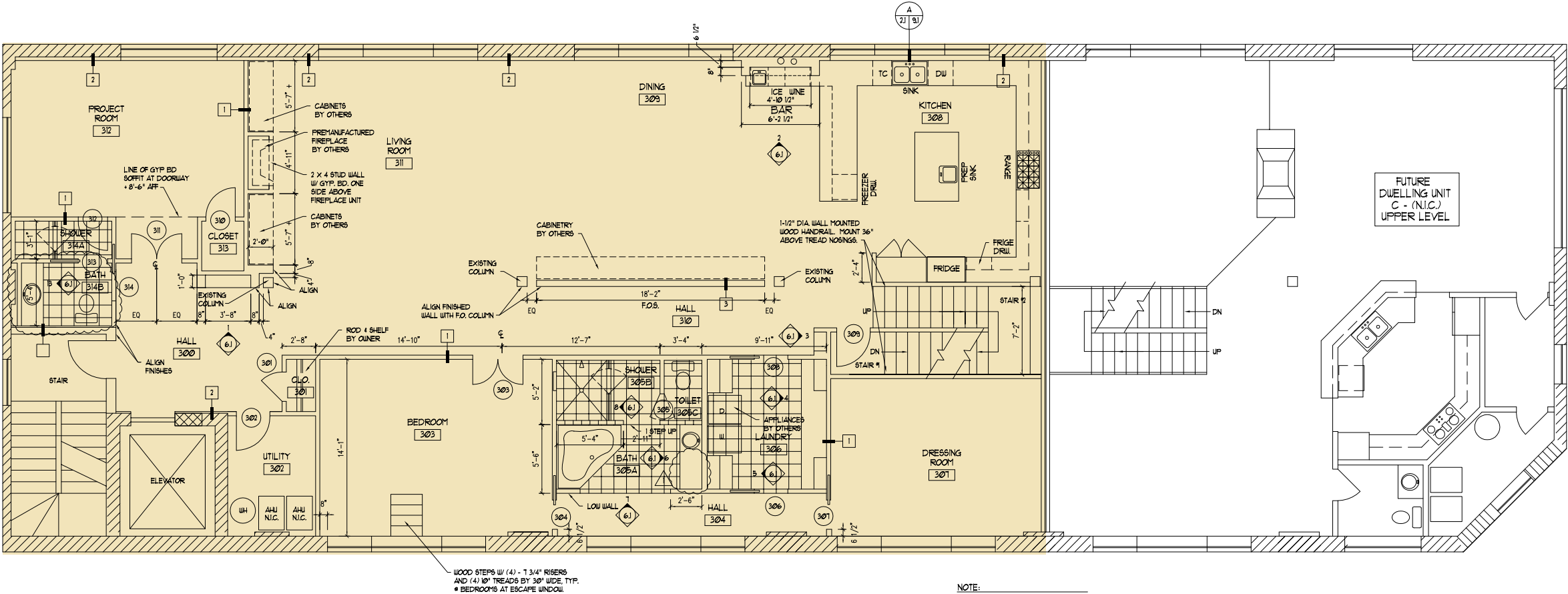
NOTES:
1. COORDINATE DIMENSIONS WITH MANUFACTURER'S RECOMMENDATIONS FOR OWNER SELECTED WHIRLPOOL.

UNIT B AND UNIT C NOT IN THIS CONTRACT.

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



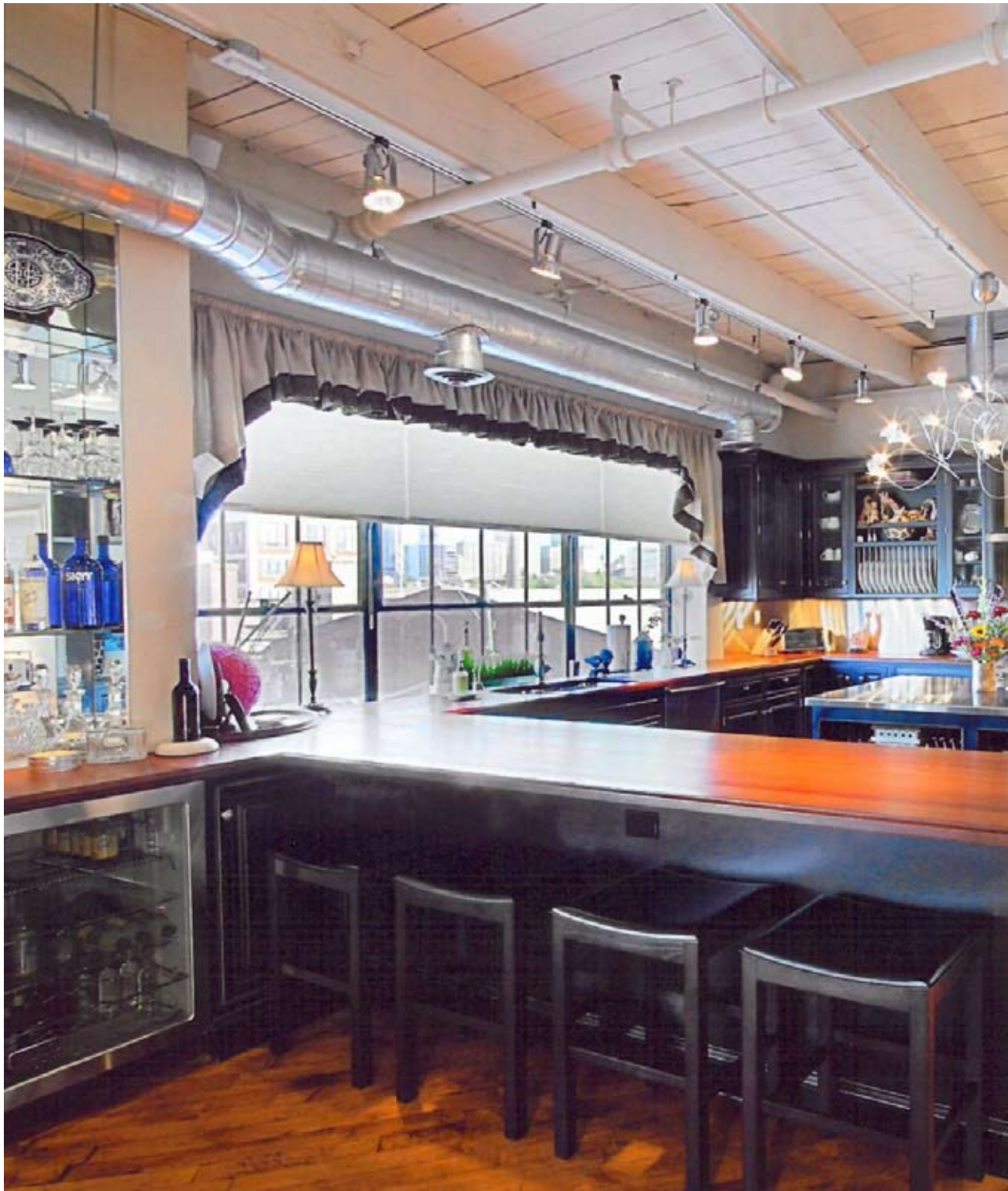
THIRD FLOOR PLAN



NOTE:
1. UNLESS OTHERWISE NOTED ALL WALL PARTITIONS ARE TYPE 1.
2. STAIR NO. 1 & 2 ARE TO BE COMPLETED IN SHELL CONSTRUCTION.

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

306.002



THE KITCHEN

17'6" x 18'6"

Open to the living space and thoughtfully designed, the kitchen is an absolute showpiece in the home. A true gourmet appliance package compliments the smart layout that allows the owners to prepare and execute meals for any occasion.

Located just steps away is a wet bar with ice maker and beverage center to make entertaining a breeze.

- » Lacewood Countertops
- » Wolf Stove
- » Sub Zero Fridge
- » Miele Dishwasher
- » Viking Beverage Center
- » Kitchen Aid Ice Maker



MASTER SUITE

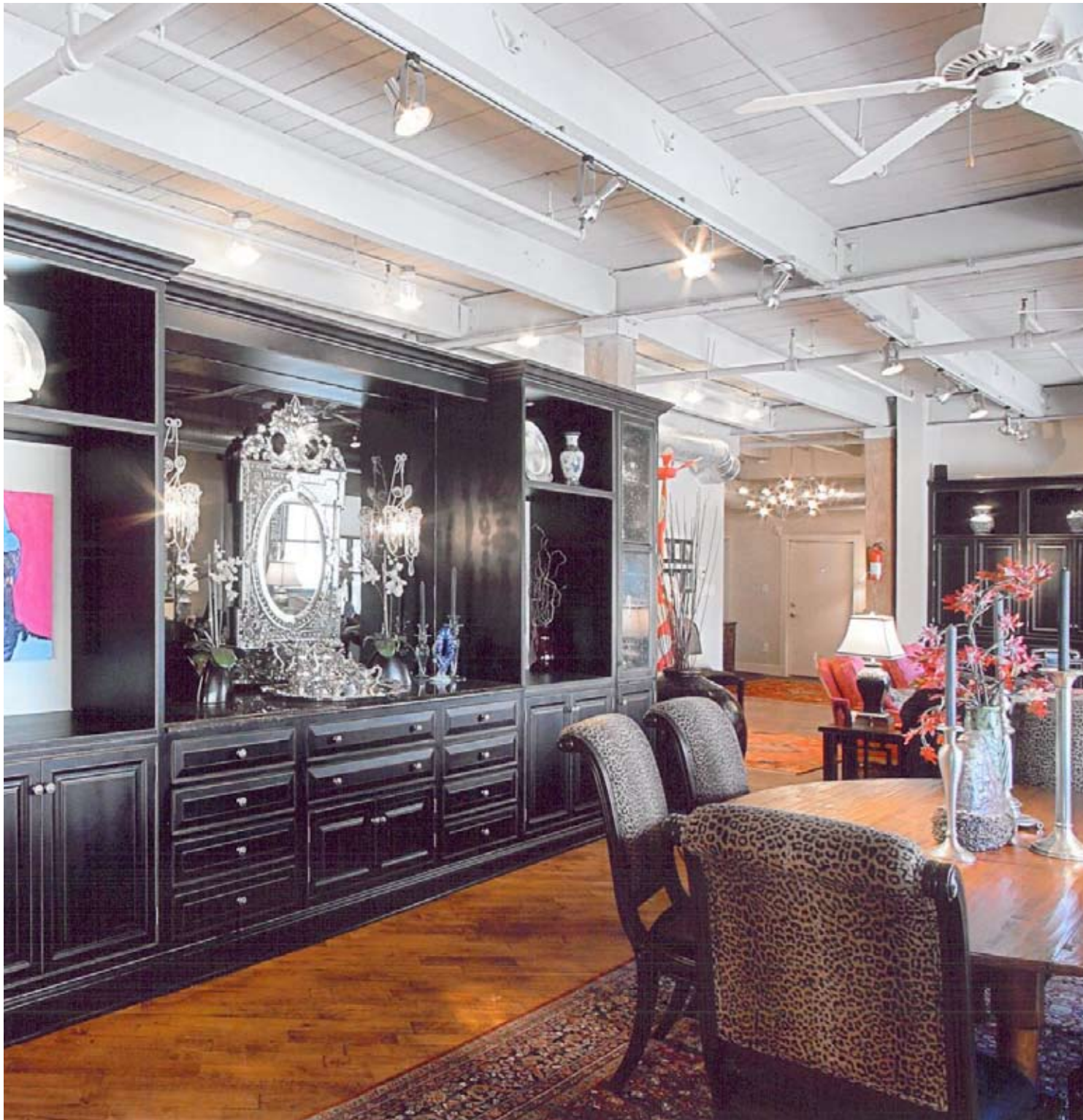
14'0" x 18'2"

Secluded on the main level, the master suite offers a large and private bedroom, jetted tub, 2 headed glass shower, and a closet that will be a challenge to fill.

Don't forget to catch the latest stock market quotes or Matt Lauer on the TV located behind the oversized mirror as you prepare for the day.







THE LIVING AND DINING ROOMS

22 x 40 (approx.)

Lending itself to the modern way of life, the open and flowing living space is designed to connect. With a unique and powerful gas fireplace as it's centerpiece, the living room is cozy and relaxing. With an 18' wall of cabinetry on one side and stunning views on the other, the dining room provides a memorable setting for any occasion.

Cook, enjoy, participate and converse.

Be formal or be casual, you can.



THE OFFICE

15'6" x 18'6"

The need for working at home is almost a necessity in the life of the urbanite.

Tucked away, off the main living space, the office can function as a private guest suite or inspiring work area with amazing views of the city. The unique and industrial desk is yet another showpiece in this memorable home.





GUEST SPACE

13' x 20'9"

Making guests comfortable is always a challenge.

Offering 2 bedrooms, kitchenette, a Jack and Jill bath plus additional half bath, the guest suite allows your friends and family the opportunity to live and enjoy their stay, independently and separately.





THE ROOF DECK

700 SF +/-

Expansive views of Downtown are offered from the private and spacious deck. Check on the progress of Mead Westvaco's new corporate headquarters or the Cauthorne Paper Company or just relax and watch the city turn from day to night.

The views are truly spectacular.

"IS THAT THE SPACE I SAW IN..."

Southern Living
(September 2007)

Virginia Living
(December 2005)

Downtown Loft Tour
(Spring 2008)

Workspace Magazine
(Winter 2007)

New Home Magazine
(Spring 2006)

Yes, it is.



"I just love a downtown setting where I
can live in basically one room."

Robyn Connell, homeowner

Quick tip: When decorating an open floor plan, arrange rugs and furniture so that they break up the space. Turn a sofa so it sets apart the living area; throw down a different rug to designate the dining space.



made over for comfort

Witness a remodeling miracle: What was once an empty warehouse space is now a dream loft for a creative Richmond, Virginia, couple.



Walls. They're a necessity in any home, but too many can make a place feel cramped and smaller than it actually is. Enter a new trend in design: Open and free-flowing layouts that combine living, dining, and entertaining spaces. For Robyn and Jeremy Connell, the one-room-fits-all approach is the only way to go.

All Within View

The Connells' loft boasts one long room with a series of large, metal-framed windows overlooking the city. The living and dining areas, kitchen, Robyn's office, and bar all come together in this multipurpose space. "What I like best about the openness is that we're able to enjoy much of our home and its contents in a single glance," says Robyn. When furnishing a layout like this, don't push all your furniture to the perimeter. Let it visually divide the room. A low bookshelf or sofa angled a certain way could signal the start of the living room; a prominent cooking island might separate your kitchen and dining areas.

Comfortably Contemporary

If you think lofts have to be stark white and minimalist, think again. The Connells' place is full of warm colors, homey touches, and traditional furniture. Their urban space is enhanced by original, refinished maple flooring that runs diagonally, and



by ROBERT MARTIN
photography LAUREY W. GLENN
styling ROSE NGUYEN

MANCHESTER

As the county seat of Chesterfield County when it was established, the Manchester area now boasts some of the most amazing spaces in the City of Richmond.

Brick warehouses aged by time have become fabulous living and dynamic work spaces. Rejecting the cubicle based work environment of yesteryear, the developers are flocking to redefine how people enjoy their work environment.

Spectacular opportunities to live have sprouted everywhere in Manchester. People want to live in exciting and powerful spaces. They also want to be close to the arts and entertainment districts.

The creative community has found a new home.
It is Manchester.



THE MASTER PLAN

In 2007 the City of Richmond underwent a complete revision of the existing master plan.

With input from all members of Richmond society, including business and political leaders, community representatives and concerned citizens, the Master Plan focused on how to better involve all communities with one another.

One of the primary objectives was how to continue the unprecedented growth and development momentum in Downtown and specifically, the Manchester District.

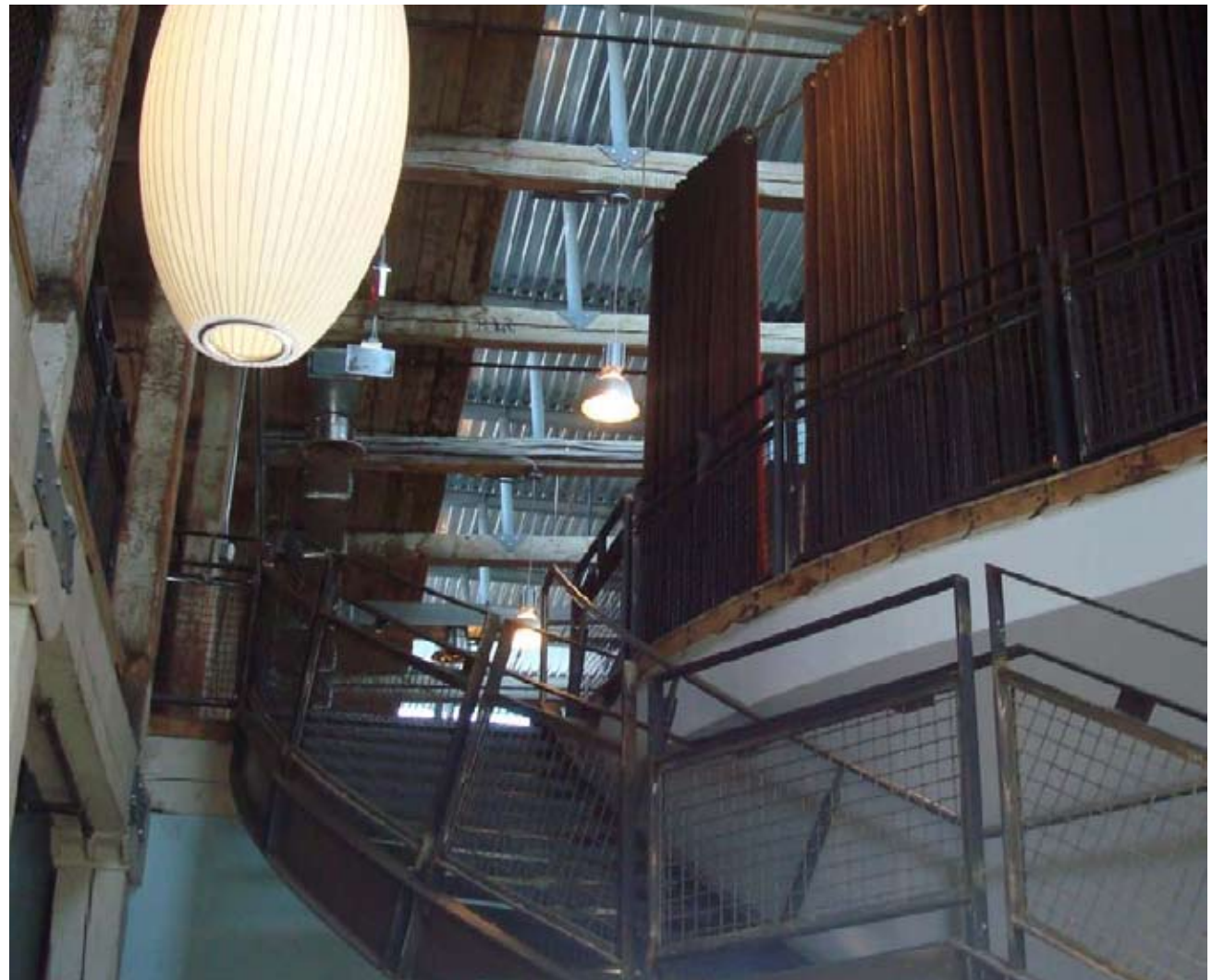
For more information: <http://www.ci.richmond.va.us/forms/Masterplan.aspx>



THE BUSINESS COMMUNITY

Many of the most respected and leading members of the business community have now made Manchester their home. The chance to work from space that inspires and motivates all while being minutes from all spots Downtown makes the lure of Manchester a powerful one.

- » Gregory Kaplan Law Offices
- » Property Results
- » Christopher Dillon and Associates
- » Yates Architects
- » Circle S Studio
- » Overnite Transportation
- » Sun Trust
- » Plant Zero
- » Art Space
- » 3 North Architects
- » Carter Ryley Thomas
- » Caravati's





RESTAURANTS

- » Legend's
- » Plant Zero Café
- » Savor Coffee Shop
- » Croakers Spot
- » In addition, all of the restaurants and other nightlife spots of Downtown are only minutes away across the 14th Street Bridge.





MAKES MODELS CAPACITY

- » Water Heater - Bradford White 48 gallon natural gas
- » HVAC - 3 x 3 ton Rheem split system with gas heat
- » Security System – ADT system at deck door, stairwell door, downstairs glass break alarm, one smoke detector up and downstairs
- » Refrigerator - Sub Zero
- » Range - Wolf
- » Dishwasher - Miele
- » Hood - Broan
- » Microwave - GE Profile
- » Freezer Drawers - Sub Zero
- » Beverage Center - Viking

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THE OFFER

Price | 849,000

Conveyances | All appliances, office desk, master bath mirror TV, TV and accompanying electronic components, home sound system, window treatments, downstairs refrigerator/freezer, downstairs wine cooler.

Parking | 2 spaces in garage

Storage | 1 storage closet

Not Included | Sconces and mirror in dining room
cabinetry and mirror in main level guest/office bath





ONE SOUTH REALTY GROUP

OSRG was created to serve the needs of the New Richmond.

With our proud city redeveloping, revitalizing and reinventing itself almost daily, a group that understands Downtown was needed. OSRG is the leading firm in the emerging Downtown market with knowledge of trends, development and the subtle differences in the vibrant neighborhoods that form Richmond.

Bringing advanced marketing techniques to the new era of real estate, OSRG can offer pointed and substantial advice, to both buyers and sellers, in a fast paced and evolving market.

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