

WELCOME TO
100 KENNONDALE LANE
Richmond · VA · 23226



Let your imagination run wild!!! If you want to live in an upscale neighborhood, this 2,746 sq. ft. three bedroom, two and a half baths Ranch is waiting for your personal touches. Enter through the tile-floored Foyer with a coat closet and Powder Room. Stop in the Living Room with its gas fireplace, wall of built-in shelving with base cabinetry and lots of windows to capture the beautiful view of the mature landscaping and magnolia trees. Enjoy the Dining Room with French Doors and cove lighting; the additional room which opens to both the Living and Dining Rooms; the Family Room with a cathedral ceiling and large bay window; the large eat-in Kitchen with a cathedral ceiling, skylight, and prep area; and, a nicely sized laundry/utility room with shelving, washer and dryer. Much of the home has hardwood flooring. There are slate patios off the Master Bedroom with French Doors and southern exposure, a rear slate patio off the kitchen and family room, and slate walkways. This home is in a million-dollar neighborhood and priced to sell!!!

Offered for \$599,000



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~ ROOM SPECIFICATIONS AND SPECIAL FEATURES ~

FOYER:	6x4	TILE FLOOR, COAT CLOSET, POWDER ROOM, ACCESS TO BASEMENT.
POWDER ROOM:		VINYL FLOOR, LIGHTING OVER SINK.
LIVING ROOM:	25x17	HARDWOOD FLOOR, CATHEDRAL CEILING, LARGE PICTURE WINDOW W/ BUILT-INS ON EACH SIDE AND OPPOSITE WALL, BAY WINDOW, ACCESS TO SIDE YARD.
TRANSITIONAL ROOM:	15 x 12	HARDWOOD FLOOR, CROWN MOLDING, SMALL CHANDELIER, OPENS TO DINING AND LIVING ROOMS.
DINING ROOM:	15 x 11	HARDWOOD FLOOR, BRIGHT, CHANDELIER.
FAMILY ROOM:	18 x 16	WALL-TO-WALL CARPET, PANELED CATHEDRAL CEILING, WOOD PANELING, RECESSED LIGHTING, LARGE BAY WINDOW, CUSTOM BUILT-IN SHELVING, OVER LOOKS PRIVATE BACK YARD AND KITCHEN ISLAND EAT-IN AREA.
KITCHEN:	23 x 9	VINYL FLOOR, PANELED CATHEDRAL CEILING, SKYLIGHT, WOOD PANELING, FORMICA COUNTERTOP, CABINETRY, BUILT-INS, UNDER CABINET LIGHTING, DOUBLE-BOWL SINK, PREP SINK AND BUTLER'S AREA, SIDE BY SIDE REFRIGERATOR, ELECTRIC STOVE AND OVEN, MICROWAVE, DISHWASHER, TRASH COMPACTOR, DISPOSAL <i>(ALL APPLIANCES CONVEY "AS IS.")</i>
LAUNDRY/UTILITY ROOM:	11x6	CARPET, OVERHEAD LIGHTING, SHELVING, WASHER & DRYER HOOKUPS, OFF KITCHEN AND BEDROOMS.
MASTER BEDROOM:	19x17	CARPET OVER HARDWOOD, 9'+ CEILING, THREE SEPARATE CLOSETS WITH SHELVING, CEILING FAN, DOUBLE FRENCH DOORS WITH SIDE WINDOWS LEADING TO FRONT COURTYARD, LOTS OF NATURAL LIGHT.
FULL BATH:		SHARED WITH BEDROOM #2, TILE FLOOR, TILE WALLS, OVERHEAD LIGHTING AND LIGHTING OVER VANITY, SINGLE-BOWL VANITY, SHALLOW TUB AND SHOWER COMBINATION, ACCESS TO BEDROOM #2.
BEDROOM TWO:	13x12	CARPET OVER WOOD, 9'+ CEILING, SINGLE CLOSET, VIEW OF REAR YARD.
BEDROOM THREE:	14x9	CARPET OVER WOOD, 9'+ CEILING, DOUBLE CLOSET, ATTACHED FULL BATH.
FULL BATH:		CARPET OVER TILE, TILE WALLS, LINEN CLOSET, LIGHTING OVER VANITY, SINGLE-BOWL VANITY, TUB/SHOWER COMBINATION WITH TILE WALLS.
BASEMENT:	26x17	OUTSIDE ENTRANCE, STORAGE, ROUGHED-IN BATH.

PROPERTY INFORMATION

OWNER:	ANNE E. CASKIE
YEAR BUILT:	1951 (PER TAX RECORD)
SQUARE FOORAGE:	2,746 SQUARE FEET (PER TAX RECORD)
LOT SIZE:	.56 ACRES
ANNUAL TAXES:	\$5,928.00 (2016)
HEATING:	BASEBOARD, HOT WATER
HEAT FUEL:	NATURAL GAS
COOLING:	CENTRAL AIR, 3 OR MORE ZONES, ELECTRIC
HOT WATER HEATER:	NATURAL GAS
ROOF:	COMPOSITION
WATER AND SEWER:	PUBLIC WATER, PUBLIC SEWER

SCHOOLS

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

PLEASE NOTE: FIREPLACE, CHIMNEY, FLUE AND ALL APPLIANCES CONVEY "AS IS".

FOR MORE INFORMATION OR A PRIVATE APPOINTMENT, PLEASE CONTACT:

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