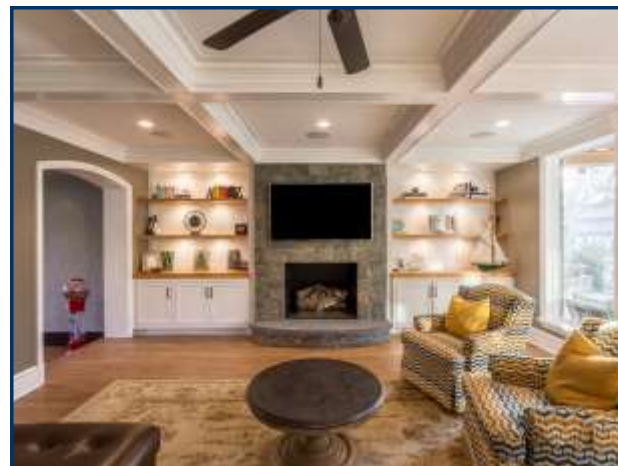
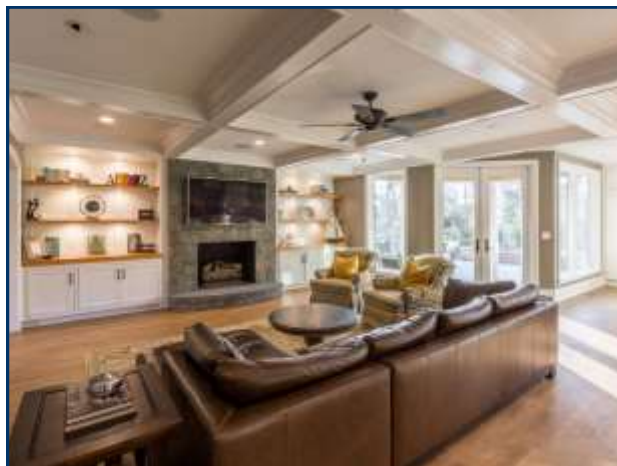
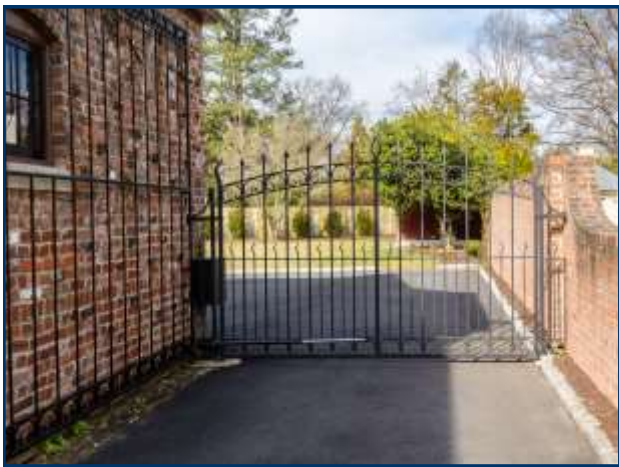
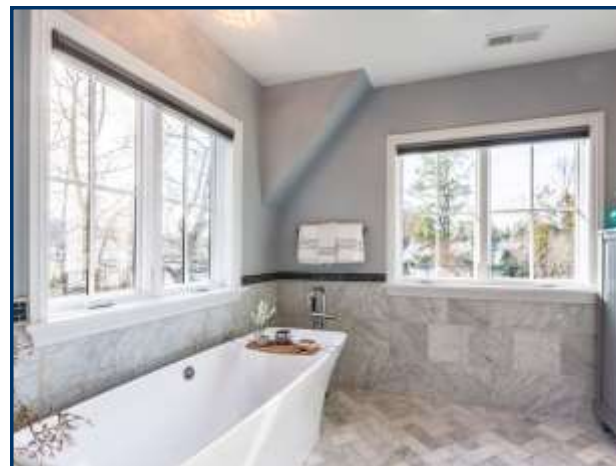
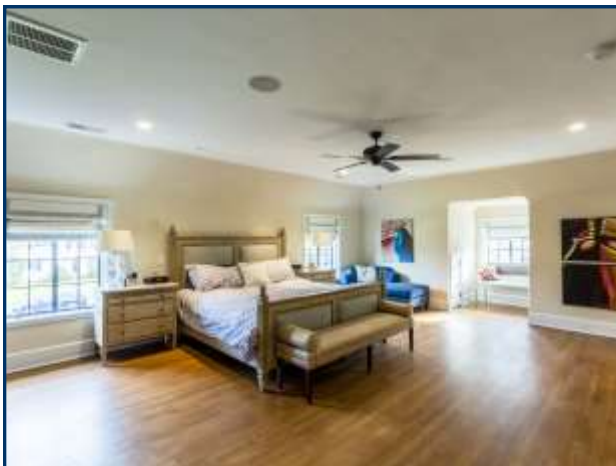


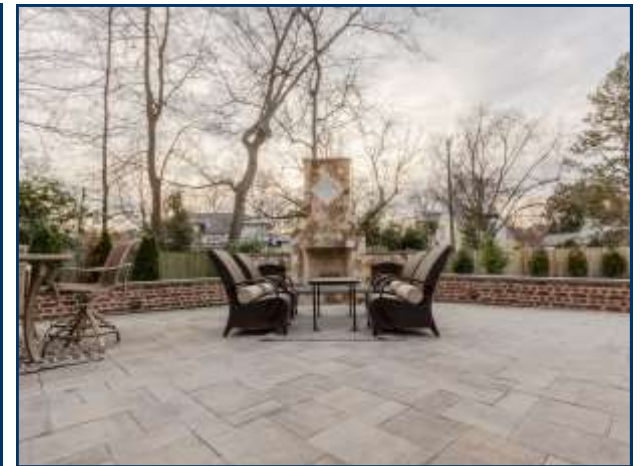
104 Tonbridge Road

Windsor Farms











104 TONBRIDGE ROAD

THE CHARACTER OF THIS HOUSE IS UNDENIABLE!

Polish and presence define this stately, distinct Tudor home with beautiful and spacious interiors, marvelously proportioned sunlit rooms and an endless array of uniquely exceptional architectural design and restoration features. The front formal rooms including the formal living room with beamed 9-foot ceiling, large archways to the addition, hardwood floors and original lead-pane windows providing morning sunlight. Recessed lighting, brick fireplace with gas logs and glass French doors lead to a year-round sunroom. Enjoy formal entertaining in the original dining room with its unique arched ceiling, chandelier and lead-pane windows. Creative details are what define the **chef's kitchen, eat-in** and family room addition. Stunning features include a barrel vaulted tin ceiling with recessed and cove lighting, granite L-shaped island with prep sink, Wolf and Sub Zero appliances - all captured with a large triple window overlooking the back yard. Open to the eat-in area and family room design, features include a hidden pantry, wine storage and coffered ceiling. Relax in a grand family room whose cozy amenities including a stone gas fireplace, surround sound, natural light and French doors to an exceptional outdoor living experience. The upstairs space offers five bedrooms, each with its own bathroom. The master suite is replete with walk-in closet, built-ins and a spectacular private bath. Enjoy the elegance of architectural design with the cutting edge comforts of today.

ROOM DIMENSIONS AND FEATURES ~

FIRST FLOOR

Entrance Hall
9.9 x 9.1

Hardwood floor, high baseboard, arched openings to living and dining rooms, arched alcove with operable window, chandelier, two coat closets flanking the front door. (Original Entrance Hall, as well as original Living and Dining Rooms. All have been restored.)

Living Room
25 x 18

9'+ beamed ceiling, hardwood floor, high baseboards, arched doorways, glass doors to sun room, original lead-pane windows, recessed lighting and speakers, brick gas-log fireplace with surround and marble and picture accent lighting over the fireplace.

Dining Room
15.5 x 13.6

Arched ceiling, hardwood floor, high baseboard, chandelier, speakers, triple lead-pane windows.

Powder Room

9' ceiling, tile floor, tiled wall with cove rail, recessed lighting, under-vanity accent lighting, sconces, single sink vanity with quartz top.

104 Tonbridge Road

FIRST FLOOR (CONTINUED)

Kitchen 17.4 X 15.8

New barrel tin ceiling with recessed and cove lighting, hardwood floor, 4-member crown moulding, large triple window with three arched transom windows above overlooking back yard, custom designed soft-close cabinetry, granite countertops, L-shaped granite island with prep sink and seating, walk-in paneled pantry (8.9 x 4.6) with cabinetry, shelving and a small window, Sub Zero refrigerator and freezer, Wolf 6-burner range with grill and griddle stations and double convection ovens, Wolf undercounter microwave, Miele dishwasher, disposals on both sinks, Sub Zero wine storage and icemaker.

Eat-in Area (new): Coffered ceiling, hardwood floor, box trim on walls, recessed and accent picture lighting, access to wine cooler and pantry, paneled door on wall to pantry (open to Family Room).

Family Room 24.5 x 18.5

New, opens to kitchen and eat-in area, coffered ceiling with ceiling fan and recessed lighting, hardwood floor, high baseboards, accent lighting, large windows to covered porch, glass French doors, custom-designed built-ins (wood shelving with paneled walls behind), accent lighting on shelves, base cabinetry with wood tops and stereo controls below, brick/stone gas fireplace with stone surround and raised blue stone hearth.

Sun Room 17.7 x 8.3

Beaded box ceiling, tile floor, exposed brick and columns, three walls of glass, 8-light French wood doors from Living Room, overlooks side and back yards, exterior door to back yard plus doggie door, individual Mitsubishi HVAC unit, and cable/phone/internet access.

Storage Room

Hardwood floor, recessed lighting, next to powder room, great storage area for extra pantry.

Garage 17.10 x 18.9

Attached one-car garage with rear entrance, recessed lighting, exposed brick with concrete floor.

Mud Room

Wood floor, side hallway entrance from garage, recessed lighting cubbies and pull-out drawers, bench seating.

Utility Room

Entrance at side door to driveway, lots of clean storage, concrete floor.

104 TONBRIDGE ROAD
SECOND FLOOR

Master Suite:

Bedroom

30.10 x 18.7

Hardwood floor, high baseboards, recessed lighting, speakers, his and her recessed reading light s over bed, ceiling fan, three windows, wall of closets (“His”), walk-in closet (“Hers”) and private bath.

His Closet

Hardwood floor, wall of closets with hanging space, drawers and display shoe racks.

Her Closet

Hardwood floor, walk-in, built-ins with array of hanging space.

Bath

Marble heated Herringbone floor, tile walls with bull nose trim and accent tile, recessed lighting, double sink vanity with raised quartz countertops with base cabinetry and soft-close cabinet drawers, separate soaking tub, large shower with five heads, water closet, exhaust fan, and blinds which are mildew/mold resistant.

Bedroom #2

12.11 x 14.7

Hardwood floor, high baseboards, large walk-in closet, triple windows with blinds, suite with full bath.

single

Full Bath: Tile floor, high baseboards, recessed lighting and lighting over mirror, raised sink vanity with cabinetry below, granite countertop, tile shower with frameless glass door, two windows, natural light.

Bedroom #3

17.5 x 15.3

Hardwood floor, high baseboards, closet, ceiling light, two windows with side and back yard views, suite with full bath.

Full Bath: Tile floor, single-sink raised vanity with cabinetry, light over mirror, tub and shower with frameless glass door and tile walls and ceiling, exhaust fan.

104 TONBRIDGE ROAD
SECOND FLOOR (CONTINUED)

Bedroom #4
10.0 x 7.7

(Currently used as an office) hardwood floor, high baseboards, ceiling light, window, suite with full bath.

Full Bath: Tile floor, high baseboards, sconce, single pedestal sink, tub/shower combo with tile surround and tile ceiling and enclosed with frameless glass.

Bedroom #5
14.0 x 10.11

Hardwood floor, high baseboards, ceiling light, two windows, suite with full bath.

light

Full Bath: Tile floor, single vanity with raised granite countertop, recessed lighting and above mirror, large tile shower with frameless glass door, built-ins under window, exhaust fan.

Laundry Room
8.1 x 7.0

Tile floor, high baseboards, laundry sink, base and overhead cabinetry, washer/dryer hookups, shelving, exhaust fan.

Driveway

Newly paved, remote electric gate, bluestone and slate walkways.

Patio

Raised bluestone, outdoor fireplace with sitting wall and lighting, Wolf gas grill, exterior speakers.

Attic

Walk up from hallway, foam insulation, great storage.

Basement

Over 1200 square feet of great storage, has side exit door to driveway, access to crawl space, utilities, foam insulation.
(Water does seep in during heavy rains, but also drains.)

PROPERTY SPECIFICS

Owners: Bradley J. & Corey M. Parker
Complete Address: 104 Tonbridge Road, Richmond, VA 23221-3231
Legal Description: Windsor Farms L7 B8 0100.00x0230.00 IRG0000.000
Year Built: 1932 (complete renovation and addition in 2015)
Style: Tudor
Lot Size: .4799
Siding: All brick and hardiplank in rear sections
Roofing: Slate, tin over kitchen
Square Footage: 5,165 finished square feet; 1,237 unfinished sq. ft. in basement
Taxes: See attached City of Richmond Tax Abatement Letter

Utilities:

Heat Gas, 2-Zoned (1st and 2nd levels), Sunroom has separate heat pump
Cooling Central Air, 3-Zoned
Water Heater 2 gas, tankless, water heaters
Water/Sewer Public (All new plumbing and sewer lines from house to street.)
Gas Cooking Inside Wolf 6-burner range with grill and griddle stations and double convection ovens
Gas Grill Outside Wolf (never used)
Average Cost: Average per month cost for Gas/Water/Sewer/Trash is \$230.

HOA Fees: \$250.00/yearly

Total Bedrooms: 5
Total Full Baths: 5
Total Half Baths: 1

SPECIAL FEATURES

- SOLID BRICK HOME
- ALL NEW PLUMBING AND ELECTRICAL
- NEW DRAIN LINE IN BASEMENT TO STREET
- FOAM INSULATION IN ATTIC, NEW ADDITION AND CRAWL SPACE
 - WHOLE HOUSE SPEAKER SYSTEM
- WOOD FLOORS THROUGHOUT (ORIGINAL FLOORS RESTORED, NEW FLOORS IN ADDITION)
 - SOLID WOOD DOORS WITH GLASS KNOBS
 - SOFT CLOSE ON ALL DRAWERS
- MASTER BATH HAS QUARTZ COUNTERTOPS, HEATED MARBLE FLOORS AND REMOTE BLINDS
 - GRANITE IN BATHROOMS
 - WOLF AND SUB ZERO APPLIANCES
 - WINE STORAGE AND ICEMAKER
- HIDDEN PANTRY WITH PULL-OUT SHELVING
 - COPPER GUTTERS
 - IRRIGATION, FRONT AND BACK
- NEWLY DESIGNED LANDSCAPING WITH UPLIGHTING
- BLUE STONE RAISED PATIO WITH STONE FIREPLACE, WOLF GAS GRILL, OUTDOOR SPEAKERS AND EXTERIOR LIGHTING
 - NEWLY PAVED DRIVEWAY, DOUBLE WIDTH IN FRONT, WITH BLUESTONE AND SLATE WALKWAYS
 - REMOTE ELECTRIC GATE
 - NEW GARAGE DOOR WITH REMOTE
- FLORIDA ROOM WITH SEPARATE HVAC, DOGGIE DOOR
 - WASHER AND DRYER CONVEY
 - ALL APPLIANCES CONVEY
 - DETACHED STORAGE SHED
 - FENCED IN BACK YARD
 - SECURITY SYSTEM

SCHOOLS

Mary Munford Elementary, Albert Hill Middle, Thomas Jefferson High

SEVERAL PRIVATE AND PAROCHIAL SCHOOLS NEARBY

WES ATIYEH

Associate Broker

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OFFICE OF THE CITY ASSESSOR

3/13/2017

PARKER BRADLEY J AND COREY M
104 TONBRIDGE RD
RICHMOND, VA 2322100000

RE: Application for Partial Exemption from Real Estate Taxes
Final Value Determination

Dear Rehab Applicant:

Based on determinations from the *Final Value* inspection, this property has qualified for a *Rehab Credit* as per guidelines of the *Application for Partial Exemption from Real Estate Taxes* you originally filed. The following information will be used to calculate the *Rehab Credit*:

Property Address: 104 Tonbridge Road *Base Land Value:* \$300,000.00
Parcel ID: W0220102007 *Base Bldg Value:* \$490,000.00
Rehab Application #: 20140331 *Base Total Value:* \$790,000.00

Date of Application: 11/25/2014 *Final Land Value:* \$300,000.00
Date of Base Inspection: 12/4/2014 *Final Bldg Value:* \$885,000.00
Application Expiration Date: 11/25/2016 *Final Total Value:* \$1,185,000.00

Your *Rehab Credit* is the difference between the *Base Bldg Value* and the *Final Bldg Value*, \$395,000.00. The *Rehab Credit* will be applied to assessed values at the rate described in the table below for a term of 10 years, beginning in 2016, as follows:

Year	1	2	3	4	5	6	7	8	9	10
Percentage	100%	100%	100%	100%	100%	100%	100%	75%	50%	25%

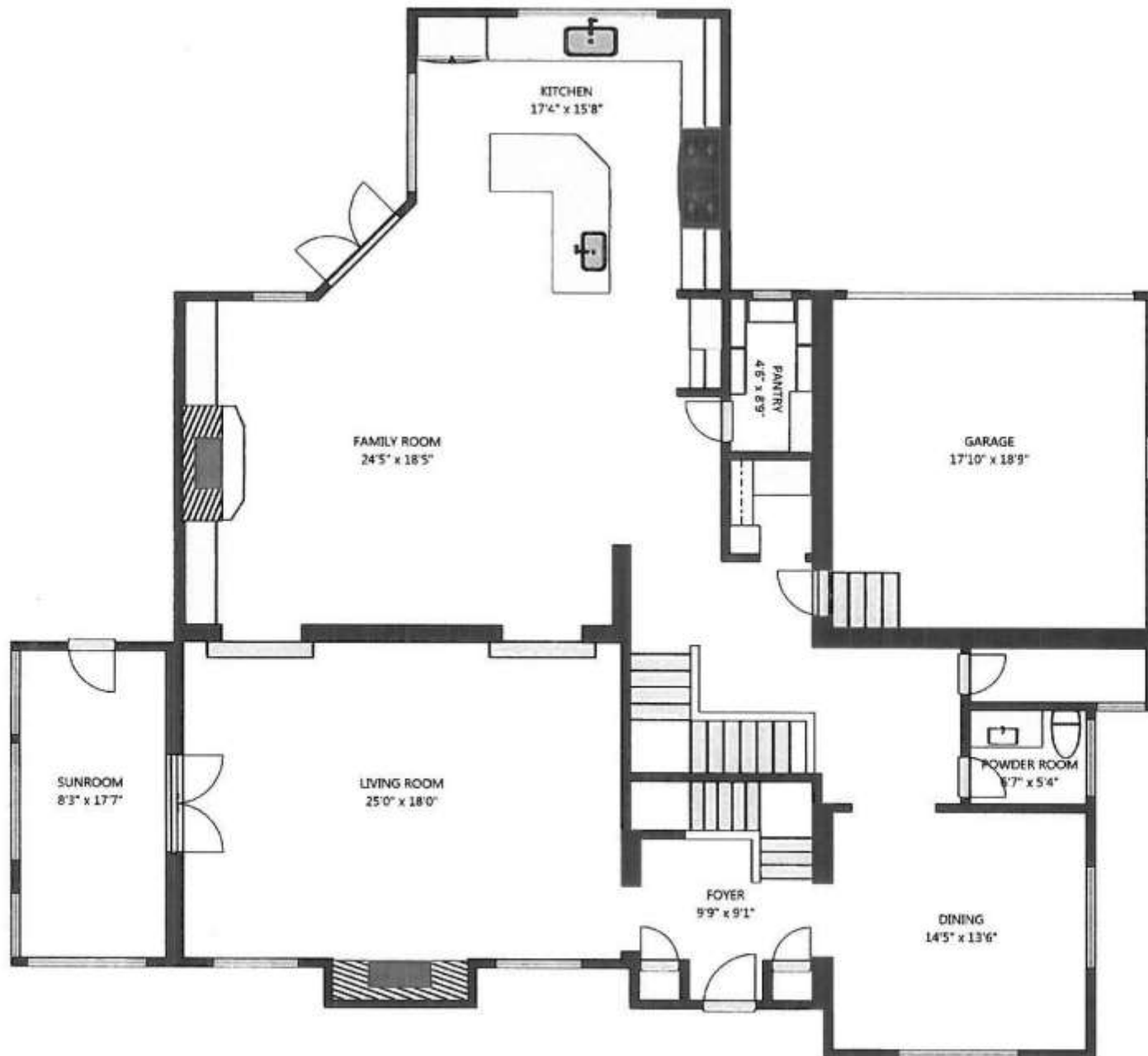
Under the Rehab Program, the owner of this property is responsible for real estate taxes calculated on the *Base Value* amount and any assessment above the *Final Value* amount. If the building assessment should drop below the *Final Building Value* during the active period, it will cause a temporary recalculation of the *Rehab Credit*.

If you believe this *Final Value* determination is incorrect, you must file a written appeal with documentation supporting your contention of value within 30 days of the date of this letter. Please refer to the rehab application number when making inquiries about this property.

Respectfully submitted,
Kristy Middleton

Rehab Program Coordinator

900 E. Broad Street, Room 802 Richmond, VA 23219 Ph: 804.646.5227 Fax: 804.646.5686
Email: Rehab.program@richmondgov.com



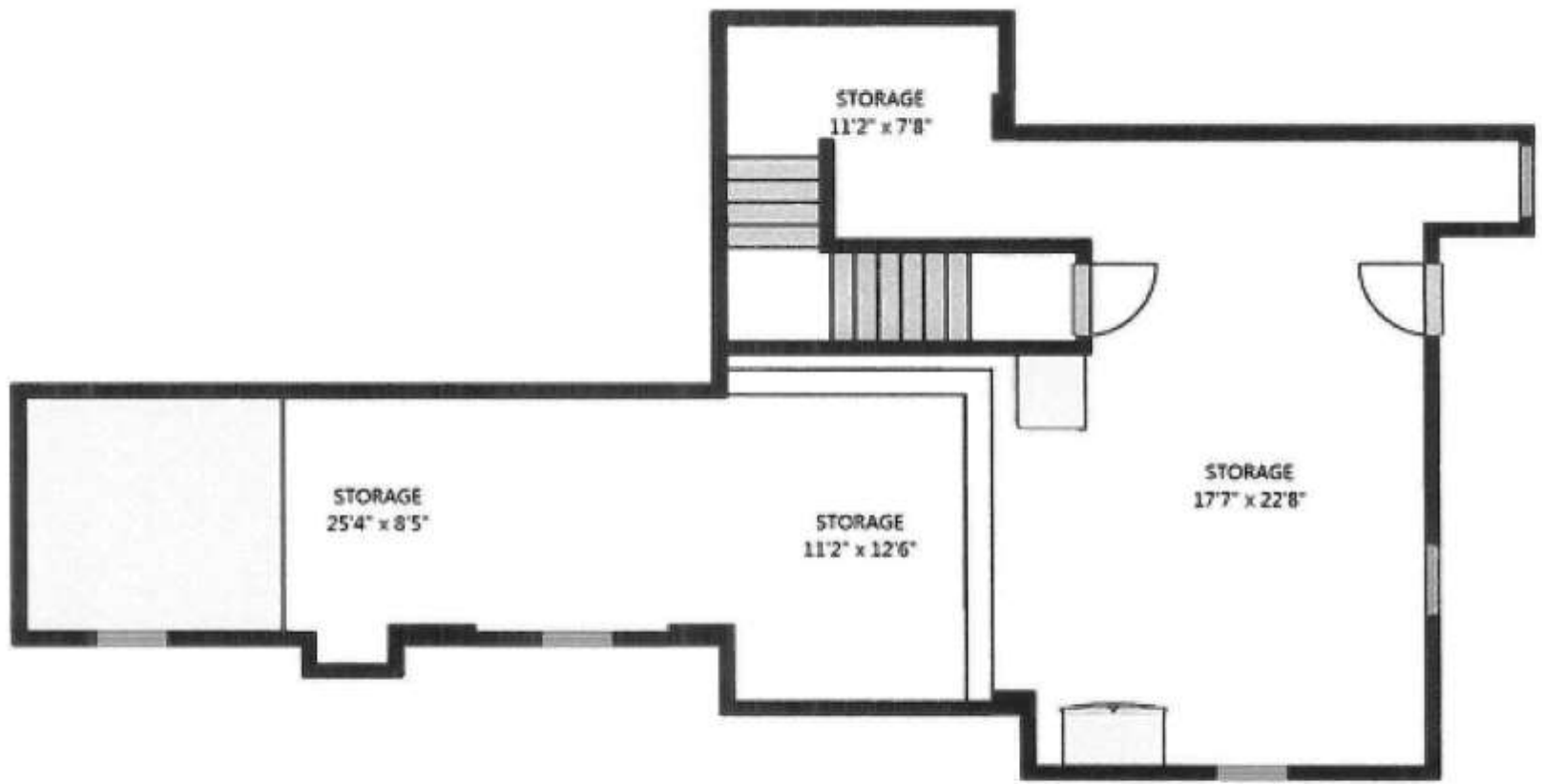
1st FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



2nd FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



BASEMENT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY