









PROPERTY PORTFOLIO
4909 LARABROOK PLACE
GLEN ALLEN, VA 23060 (AREA 34)

Room	Floor	Dimensions	Description
Living Room 	1	14'10" x 12'4"	<ul style="list-style-type: none">▪ Transoms▪ Double Crown moulding▪ Hardwood floors▪ Columns leading into dining room▪ Walk out bay window
Foyer 	1	6' x 14'	<ul style="list-style-type: none">▪ Transoms around front door▪ Guest closet▪ Chair rail with dentil moulding▪ Hardwood floors▪ Crown moulding
Powder Room 	1		<ul style="list-style-type: none">▪ Custom colors▪ Hardwood floors







Room	Floor	Dimensions	Description
<p>Dining Room</p> 	1	14'4" x 13'	<ul style="list-style-type: none"> ▪ Chandelier ▪ Transoms ▪ Transoms over serving door with curved panels ▪ Bay windows ▪ Picture frame moulding ▪ Double crown moulding ▪ Hardwood floors ▪ Dimmer
<p>Kitchen</p> 	1		
<p>Kitchen with Eat-In Area</p> 	1	25'6" x 15'	<ul style="list-style-type: none"> ▪ Open with great flow ▪ Corian counters ▪ Hardwood floors ▪ Designer lights ▪ 42" Cherry cabinets ▪ Center work island ▪ Stainless gas stove ▪ Stainless GE Triton dw ▪ Lazy Susan ▪ Pantry
<p>Open Flow into Family Room</p> 	1		<ul style="list-style-type: none"> ▪ Exits to deck ▪ View of back yard



Room	Floor	Dimensions	Description
<p>Family Room</p> 	1	16'4" x 18'	<ul style="list-style-type: none"> ▪ Triple crown moulding ▪ Gas fireplace ▪ Marble hearth ▪ Marble surround ▪ Hardwood floors ▪ Ceiling fan
<p>Master Bedroom</p> 	2	21' x 14'4"	<ul style="list-style-type: none"> ▪ Berber carpet wall to wall ▪ Custom colors ▪ Large walk-in closet
<p>Master Bath</p> 	2	14' x 9'6"	<ul style="list-style-type: none"> ▪ Ceramic floor ▪ Double vanity - his ▪ Double vanity - hers ▪ Jetted tub ▪ Palladian windows ▪ Private WC ▪ Sit down shower
<p>Master Bath Tiled Floor</p> 	2		



Room	Floor	Dimensions	Description
<p data-bbox="230 262 422 294">Bedroom 2 of 5</p> 	2	16' x 15'6"	<ul style="list-style-type: none"> <li data-bbox="1027 262 1247 294">▪ Berber carpet <li data-bbox="1027 294 1247 325">▪ Double closet
<p data-bbox="230 657 422 688">Bedroom 3 of 5</p> 	2	14'6" x 14'4"	<ul style="list-style-type: none"> <li data-bbox="1027 657 1247 688">▪ Berber carpet <li data-bbox="1027 688 1247 720">▪ Double closet
<p data-bbox="230 1052 422 1083">Bedroom 4 of 5</p> 	2	12' x 15'	<ul style="list-style-type: none"> <li data-bbox="1027 1052 1247 1083">▪ Berber carpet <li data-bbox="1027 1083 1247 1115">▪ 2 closets
<p data-bbox="230 1467 479 1499">Bedroom 5 or Office</p> 	2	9'8" x 9'8"	<ul style="list-style-type: none"> <li data-bbox="1027 1467 1247 1499">▪ Berber carpet



Photo

View of Back



Description

Deck



- Freshly stained
- Enters to family room
- Entrance to kitchen area

Rivers Edge Elementary School



Convenient to Shopping Center



- Children's Museum
- Whole Foods
- Restaurants

Short Pump Mall



General Features

Description

Exterior	<ul style="list-style-type: none">▪ Year built: 2005▪ Siding: Vinyl▪ Structure: Frame▪ Style: Transitional▪ Garage: 2 car, oversized, auto-opener
Roof	<ul style="list-style-type: none">▪ Dimensional asphalt
Interior (Note: 3 rd floor can be finished to yield an additional 360 sf)	<ul style="list-style-type: none">▪ Square footage: 3,415▪ Rooms: 14▪ Bedrooms: 5▪ Baths: 3 full baths, 1 half bath
Walkways	<ul style="list-style-type: none">▪
Porch	<ul style="list-style-type: none">▪ Front stoop with brick steps
Deck	<ul style="list-style-type: none">▪ Rear - entrances to family room and kitchen
Heating costs	<ul style="list-style-type: none">▪ \$150 in coldest month (approximately)
Third Floor	<ul style="list-style-type: none">▪ 21' x 16'8" (360 sf) - drywall is there to be installed
Cable TV	<ul style="list-style-type: none">▪ Yes
Phone jacks	<ul style="list-style-type: none">▪ Yes
Outdoor lighting	<ul style="list-style-type: none">▪ Yes
Water heater	<ul style="list-style-type: none">▪ Natural gas
Heat	<ul style="list-style-type: none">▪ Heat pump - 2 zone
Air Conditioning	<ul style="list-style-type: none">▪ Heat pump - 2 zone
Taxes	<ul style="list-style-type: none">▪ \$3,244.23
Lot	<ul style="list-style-type: none">▪ .24 acres
Subdivision	<ul style="list-style-type: none">▪ Sadler Glen
Schools	<ul style="list-style-type: none">▪ Elementary: Rivers Edge▪ Middle: Holman▪ High: Glen Allen



Items that Convey/ Items that are Reserved

Item	Description
1. All appliances	Conveys
2. Chandelier	Conveys
3. All window treatments	Conveys

Great location

This lovely home is minutes to 95 and downtown Richmond. Located in Sadler Glen, a sought after neighborhood with excellent schools, conveniently located with great shopping, restaurants and recreation.

A Select Home with 3,415 sf, plus a finishable 3rd floor!

The finishable 3rd floor can add 360 s.f. more for a total of 3775 s.f.!

This lovely home has a super floorplan with excellent flow. Bay windows plus transoms around the front door and down the front foyer hallway let in the light to reveal a cheerful, open home with lots of double crown moulding, columns between the living and dining rooms, picture frame moulding and dentil chair rail. There are hardwood floors throughout the first floor. There is a guest closet and powder room in the foyer. The dining room has a kitchen entrance doorway with a transom and curved panels. Lots of elegant touches and appointments!

The kitchen is gorgeous with tons of Cherry wood cabinets, Corian counters, a center work island and designer lights. All appliances convey: a stainless steel gas stove, refrigerator and GE Triton dishwasher. There is an eat-in kitchen area with a door exiting to the deck. The kitchen area flows into a large and inviting family room with sliding doors exiting to the deck. A gas fireplace with a marble hearth and surround radiate a warm ambiance.

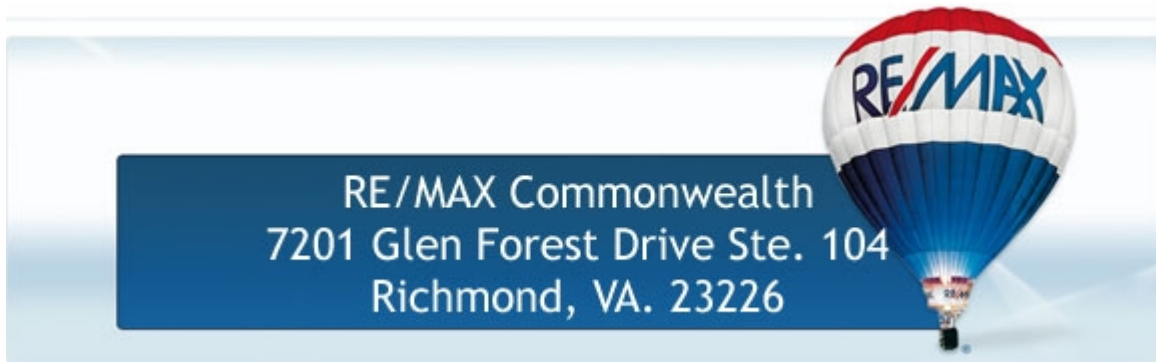
The bedrooms are spacious. The luxurious master bedroom bath has ceramic tiled floors, a jetted tub, a separate private water closet, his and hers double vanities, and a shower.

The 3rd floor is finishable (with drywall stacked and ready to go to make 3775 s.f). The home is on a great street in a safe neighborhood. It is on a cul-de-sac and has a parklike yard. The rear deck is freshly stained. The oversized 2 car garage has an automatic opener.

This is an unbeatable value in a sought-after location within minutes to route 95 and highways, great schools and shopping.



DEBORAH BROWN, ASSOCIATE BROKER



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