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1897 Crozier Homeplace on 2.3 Acres

Wonderfully renovated in 2005 and continuously improved since, this 3 bedroom, 2 1/2 bath home has the original siding, windows, pine floors, woodwork, & mantels for all 6 fireplaces. The huge walnut pocket doors between living & dining room are original and still slide at the touch of a finger. The tin roof is in terrific condition, and the patio with pergola & fire pit off the back porch is a great addition.



55' porch w/Jefferson windows



Living rm w/pocket doors to dining rm



Dining room , 1 of 6 fireplaces



Columns set off family room from kitchen with granite breakfast bar..



1st flr master with sitting room

History: Built in 1897 by Henry Clay Mitchell, who lived in what is now 1385 Cardwell Rd., the small home facing the field on the north side. After the death of his sons, the property was sold in 2002. The interior was taken down to the studs & completely renovated 2004-2005.

Heating/Cooling: 2-zone heat pumps
Installed 2005

Roof: Standing seam metal, painted
2009.

Siding: Wood, possibly heart pine

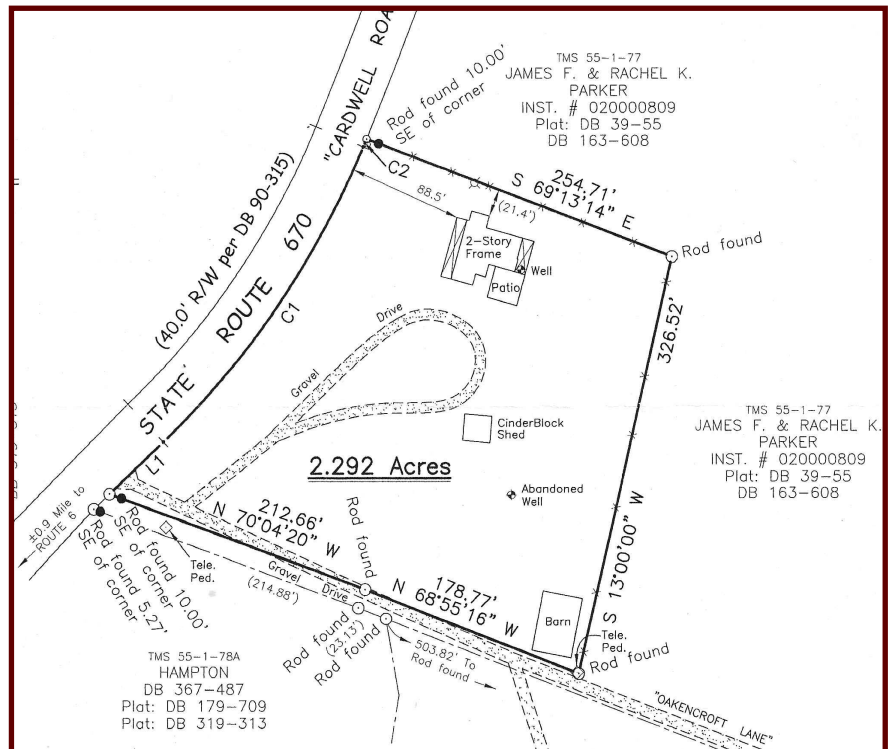
Well: 2008 pump, bored well not used

Septic: New system installed 10/2004

Fireplaces: 6 coal burning, none in use

Sq. Ft.: 2,290 **Taxes:** \$1,721

Schools: Randolph Elementary
Goochland Middle School
Goochland High School



Approximate Room Dimensions

First Floor:	10' ceilings, original pine floors & woodwork, Jefferson windows, except as noted.
Living Rm	18'8" x 15' Marbleized slate fireplace, original pocket doors.
Sun Room	13'5" x 7'5" Marble floor, new exterior door.
Dining Rm	15'2" x 14' Closed 2-sided fireplace, Swavorski crystal chandelier
Kitchen	15'2" x 13'2" Granite countertops & breakfast bar, new smooth top range, open to
Family Rm	19'10" x 10'2" New pine floors, defined by columns, patio door to back porch, lower ceiling
Utility Rm	7'6" x 5'7" Ceramic tile floor, shelves
Powder Rm	Pedestal sink, under stairway
Master Bedrm	15'2" x 13'4" Corner closet, fireplace, fan, sitting room.
Master Bath	9' x 7'3" Ceramic tile floor, T&G wainscoting, double vanity, claw footed soak tub
Sitting Rm	14'10" x 7'4" Wall of windows, access to outside shower
Second Floor:	Original pine floors
South Bdrm	15'3" x 11'10" Corner closet, fireplace, pulldown stairs to attic. .
Hall Bath	Ceramic floor & tub/shower surround, single sink w/shelf.
North Bdrm	15'3" x 12'4" Eave access, closet.
Exterior:	
Front Porch	54'8" x 8' Composite floor & columns, double front doors
Back Porch	26' x 9' Deck flooring, trap door to well. Over entrance to cellar w/hot water heater.
Patio	24' x 24' Pavers, with composite pergola, fire pit.
Shower	8'8" x 8'4" Stamped concrete with composite privacy fence.
Garage	22' x 21' Cinder block with 2 bays
Barn	46' x 31' 2-story center aisle with stalls on either side with outside access, needs repair.



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