



Welcomes you to—



**1425 Old Mill Road
Crozier, Va.**

Serenity, on 24 Acres in Goochland County

\$789,000

Represented by
Rachel Parker (804) 784-3333

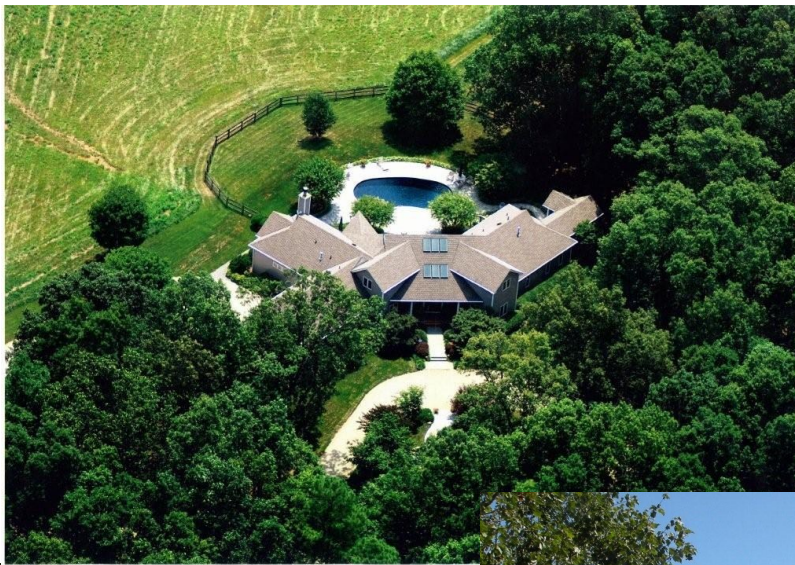
www.GoochlandHomes.com

The Neighborhood —

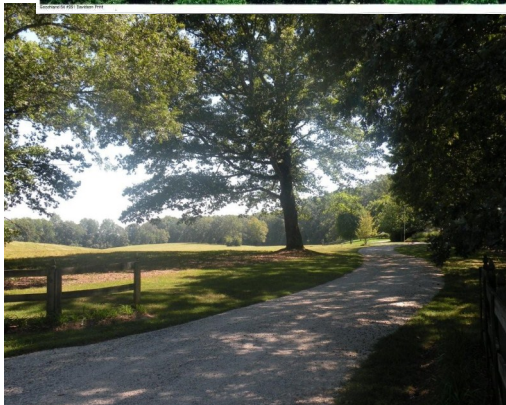


Old Mill Road is a quiet country lane off Cardwell Road between Crozier and Oilville. There are eight neighbors beyond the “End of State Maintenance” sign who respect each other’s privacy, but are always available to help when needed. All share in the cost of maintaining the private portion of Old Mill Road.

The Property —



The 23.9 acre parcel is approximately half open and half wooded, and the home and pool are sited to take full advantage of the view of rolling fields. The forest is remarkably free of pines, and is particularly beautiful in the fall.



This driveway off Old Mill Rd. leads to the secluded home.



The Home —

*In 1994, the owners designed this home of casual elegance to take full advantage of the property's beauty and privacy. Generous use of windows, soaring ceilings, and careful orientation were used to create this light and bright home with 3 bedrooms, 3 full & 3 half baths, and gracious entertaining areas inside and out. Their prescience was confirmed by an article in the September 18, 2010, Richmond Times-Dispatch on the 2010 Homearama, enumerating the "hot new ideas in homebuilding". This home exhibits many of the features that "buyers are asking for today", which are identified as they appear by an asterick— * .*

First floor rooms—

Entrance Foyer 25'x12'
Enter through double glass doors into the 2-story foyer with 6 skylights, inlaid accents in the hardwood floor, skywalk, coat closet and storage closet. Track lighting highlights the art on the walls.



** Wider doorways and stairs*



Office 13'x13'
Bookshelves and cabinets flank the window seat.
** Lots of built-in storage*



Guest Powder Room



Living Room 18'x15'6"
The living room has French doors opening onto the deck and a view across the pool to the rolling field beyond.

First Floor Rooms, continued:

Dining Room 18'x13'10"

Built-in corner cabinets add interest to one side of the dining room, with the rear view highlighting the opposite side.



Kitchen & Breakfast Nook 33'8"x12'6"

Alder/Corian cabinets have pull-out shelves, double ovens, Jennaire cooktop, prep sink, Kitchenaid dishwasher, & pantry closet.



** Mom's work station*

Family Room /Library 24'6"x21'5"

The family room has two walls of bookshelves, built-in corner TV cabinet, stone fireplace, and a desk area just below the kitchen opening, but the highlight has to be the view from the custom window with window seat. Two sets of steps descend from the kitchen to the family room.

First Floor Rooms, continued:

The South Wing —

Master Suite

Master Bedroom 18'5" x 16'
*French doors from master bedroom
open onto rear deck with pool view.
Two walk-in closets for ample
storage.*

****First-floor master, no wasted space***

Master Bathrooms

*His and hers bathrooms with granite
countertops are joined by a shared
shower.*



Sun Room/Study 13'9" x 10'
*Off the master bedroom through wide
pocket doors—even more bookshelves!*



Exercise Room 20' x 8' 10"
*Enjoy the view or watch TV as you workout. Has door
to backyard, stamped concrete floor. Off master bedroom.*

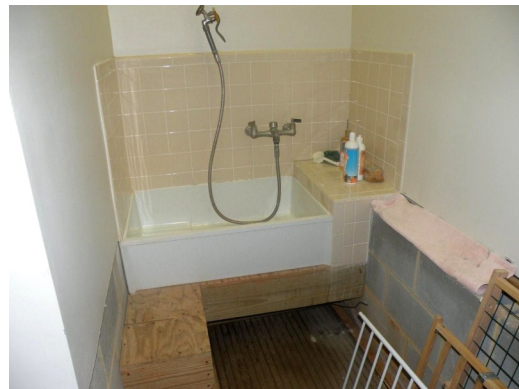
The North Wing —

Garage entry, Utility

Back Hall/Mud Room ****Drop Zone***
*Entrance from garage, accesses utility
room, half bath, & kitchen.*

Utility Room 13'2" x 13'
*Vinyl floor, cabinets, closet under stair-
case.*

Half Bath



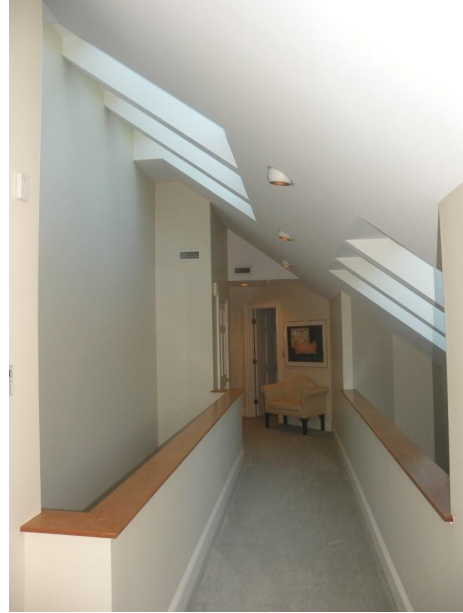
Garage 29' x 24' ****Dog-washing station***
Two-car attached garage with electric openers, rear entry.

Second Floor Rooms—

The carpeted second floor is controlled by the master bedroom heating/cooling zone. A skywalk over the entrance foyer connects the two bedrooms and baths. Each bathroom leads to an attic storage area.

North Bedroom 13'x13'
This bedroom has an ensuite, ceramic shower bath.

South Bedroom 13'x13'
Just across the hall is a full tub/shower bath.



The Deck— *Outdoor living spaces and maintenance-free decking materials



60'x16' WeatherBest deck, installed in 2005, is accessed from 4 rooms. The powered awning will extend up to 14'. There is a gas line to the grill, and wide steps descend to the pool level.

The Pool—



The 36'x18' tinted gunite pool is 3' deep at one end, gradually deepening to 8'. Pool cleaning equipment and cover are included. The paver pool deck absorbs water.

Landscaping— Professional



As guests come around the circle to the front door, they are treated to different views of these lush plantings that give the goldfish pond and bridge a very natural look.



The extensive landscaping was professionally designed and has been professionally maintained. A perennial garden provides color outside the master suite, along the walkway from the exercise room to the pool.

— and Natural



Construction —

Builder: Art Avent

Year Built: 1994, with composite deck installed 2005

Sq. Footage: 4,440

Siding: Hardiplank siding for low maintenance, with 50 year warranty.

Roof: 30-year dimensional shingles.

Windows: Pella thermopane windows & doors.



Systems —

Heating/Cooling: The two Carrier heat pumps (one installed 4/09; other 7 years old) with propane gas backup have been serviced twice a year. The master suite and second floor are a separate zone from the first-floor living area. The 500 gallon propane tank is buried.

Water/Sewer: The 240' well has a tremendous flow of 35 gallons per minute, and the water is treated by a McLean chemical filter. The septic tank is at the south end of the house with a gravity-flow drainfield system.

Hot Water: There are two insulated gas hot water heaters, one in each attic.

Electrical: Dominion Power 400 amp service is buried from Old Mill Road. There is a generator that comes on automatically in the event of a power outage and supports most of the first floor, including the heat pump.

Irrigation System: The entire yard, front and rear, is irrigated by a 13-zone irrigation system from the well.

Taxes—

Assessment: \$913,400 in 2010

Taxes: \$4,841 @ .53/100

Schools—

Randolph Elementary
Goochland Middle School
Goochland High School

For more information, contact—

Rachel Parker 804-784-3333, office
804-357-4621, cell
Rachel@GoochlandHomes.com

Survey—

Tract I, 23.90 acres, is offered for sale. There are no easements on this parcel except for buried utilities.

