



Welcomes you to—

1632 Rock Castle Road



*On 3 parcels totaling 21.39 Acres in Goochland County
(not in a subdivision)*

\$1,500,000

Represented by
Rob Parker (804) 784-3333

www.GoochlandHomes.com

The Neighborhood —



Three historic markers at the intersection of Rt. 6 and Rock Castle Road indicate some of the historical sites in the area.

Rock Castle Road is one of Goochland's most historic areas. It was named for a high rock bluff overlooking the James River, which was how early settlers made their way west from Jamestown. Between 1714 and 1727, Colonel John Bolling and his wife, Jane Rolfe, granddaughter of Pocahontas, patented over 5,000 acres of land in the Rock Castle area. Isham Randolph acquired the 3000 acres of Dungeness in 1720. His daughters were Jane, mother of Thomas Jefferson, and Anne, the mother of Governor James Pleasants. Sir Archy, the first great racehorse in the new country, was foaled at Ben Lomond in 1805 and is buried there with his groom & dog.

The Property —



This private country estate is composed of 3 parcels totaling over 21.39 acres, giving the owner the possibility of building a second home or selling 2 parcels.

The Home —

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 three-level home with 5 bedrooms, 4 1/2 baths, and spectacular entertaining areas inside and out.

First floor rooms—

Entrance Foyer 9'x8'

You can see the pond as soon as you enter the 2-story foyer with tiled floor, wide oak stairway with wrought iron balusters, guest closet, and wall sconces.

Great Room 19'x17'

The heart of the home is a soaring space with a 25' vaulted ceiling warmed by the stone fireplace with gas logs and the wide plank red oak floor.



Kitchen 18'x15'

Cooking centers around the 10'x5' granite island with double stainless steel sink, prep sink, & dishwasher. Kraftmaid maple cabinets, a smooth top range, microwave, 11'x6' pantry, & the 12" diagonal ceramic tiles make this a kitchen with both form & function.

Dining Room 16'x13'

(Now used as office) French doors from foyer & pocket door from kitchen. Leads to 9'x9' Office.



18'x10' Breakfast Area

Enjoy the pond view from triple window.

Mud Room/Laundry 26'x9 with two exterior entrances, ample cabinets & storage. This area features a charming 1/2bath.

First Floor Master Suite:

The Master Suite is privately located in the South wing of the home.

Master Bedroom
15'x13'
French doors from master bedroom open onto rear terrace, built to support a hot tub, with pond view.



Dressing Room 23'x12' *This fabulous room has space for the most extensive wardrobe.*



Master Bath
12'x9'
The large glass block window lights this luxury bathroom with double shower, soaking tub, custom vanities, & 18" diagonal tile floor.



Second Floor Rooms—

An open walkway suspended over the foyer and great room with wrought iron balustrade offers outside views front & rear and joins the north and south portions of the second floor.



Multi Purpose Room 22'x15' (Irregular)
Surround sound, vaulted ceiling, & the porthole window add to the ambience of this room, while the pull-down attic stairway & access to eaves and mechanicals add to the abundant storage found throughout this home.



Bedroom #2
15'x13'

Pond-view bedroom with two large closets and a walk-out dormer.

Bedroom # 3
15'x16'

This large bedroom with vaulted ceiling is highlighted by the double transom windows on the front of the home. The huge walk-in closet 10'x9 has custom cabinetry with a space for everything.



Bedroom #4 12'x13'
Features large closet and pond view.

Hall Bath

This pond view tiled bath has a converted Sheridan-style sideboard vanity, tub/shower with sliding glass doors, storage cabinet & 3'x4' walk-out dormer.

The Lower Level—

Forget “basement”. This light & bright space has 9’7” ceilings, many full-size windows, and beautiful pond views! Wood laminate floors throughout for easy maintenance.



Recreation Room 34’x22’, (irregular)
French doors take you outside from this large room pre-wired and plumbed for a kitchenette or wet bar and gas logs.

Office/Work-out Room 15’x15’
Adjacent to full bath, could be used as bedroom.

Full Bath
Tiled tub/shower combo.

The In-Law Suite—

A wonderful arrangement for all generations, with a private parking area and outside entrance. There’s a sound-deadening concrete wall between the rec room and these living quarters.



Great Room 22’x12’
Sink, dishwasher, and microwave are included. . Large, walk-in pantry/storage closet adjacent to kitchen area.

Full Bath
Private bath with oversized walk-in tile shower and tile floor.

Bedroom 14’x12’
With huge walk-in closet.



Walkway from in-law suite’s parking area to private entrance.



Outdoor Living—

As spectacular as the interior of this home is, it may be the approx. 2,700 sq.ft of exterior living spaces that truly set this property apart from others. This is the place for those who value the great outdoors, enjoying the picturesque scenery as the seasons flow by. There are many venues here for entertaining two or 200, or just relaxing in the peace and quiet of your own 20+ acres.



Terrace 58 x 15 (wrap around)
The concrete terrace spans the rear of the home and continues around the corner.



Lanai 86 x 15 (wrap around)
This covered area is off the rec room and in-law suite, leading to the back lawn sloping to the pond.



The spring-fed pond, approx. 3 acres, with "T" dock and horseshoe dam, is another peaceful spot.



Screened Porch 23x14 (irregular)
The ceramic tiled porch is off the breakfast nook for convenient outdoor dining.



This home is a festive location for an evening party.

Barn, Guest Quarters, Workshop, Garage—



The barn complex provides all the essentials and more for your horses, chickens, & hobbies, with a separate driveway and parking area, as well as a service road across the pond dam.

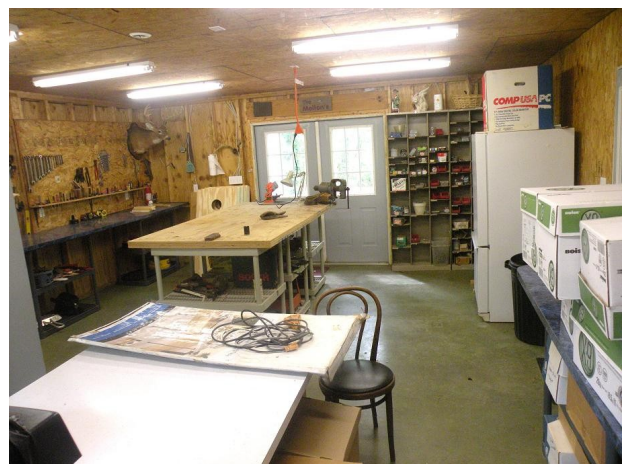


The sturdy barn has four stalls and hay loft. Other facilities are ready for chickens, rabbits, or just hanging out at the barn.

The guest quarters include a living room, kitchenette with cherry cabinets, and a sleeping loft. The full bath with shower and stack washer/dryer make this space self sufficient.



The open garage can house farm equipment or vehicles.



The workshop is hard wired for a compressor, has generator panel hook-up, and gas line roughed in for heater. Well lit & ample space.

Systems—

Two mechanical rooms off the lanai provide easy access to most systems.

Heating/Cooling: 3 heat pumps serve 5 heating/cooling zones. Detached high efficiency wood-fired boiler connected to ductwork for primary or back-up heat or hot water.



Energy Recovery Ventilation: Two Aprilaire whole-house air exchangers exchange inside and outside air three times per day.

Water/Sewer: The home and barn complex are served by a single deep well and have separate septic systems.

Hot Water: The electric hot water heater serves a timed continuous hot water loop for quick hot water.

Electricity: Service lines are buried from Rock Castle Road. The service is 400 amps with whole-house surge protection. The generator panels, in the garage and home, restore service to all circuits.

Wiring: Includes whole-house Local Area Network, wired for six line phone system, most rooms have phone and dual cable connections. Many speaker locations, inside and out.

Central Vacuum System: Electrolux canister is in mechanical room.

Special Features —

Insulated Concrete Form Construction: This concrete construction results in 14” - 16” walls that lower heating and cooling costs.

Windows: Energy-efficient Pella windows are throughout the house.

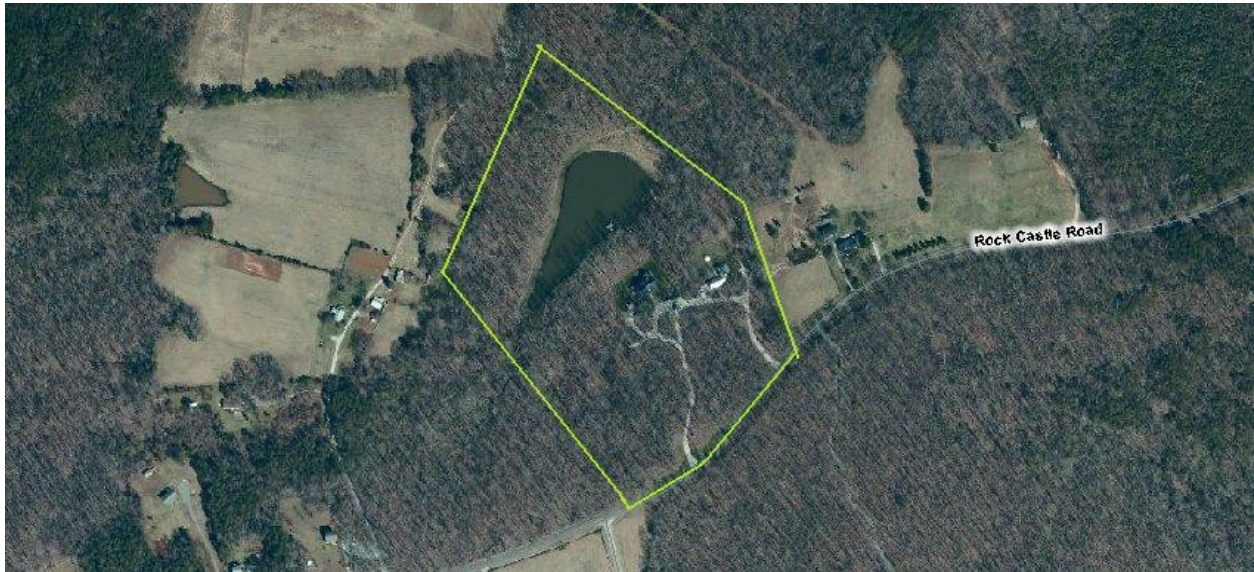
Doors: Handicap accessible doors on first and lower levels.

Toilets: Handicap height toilets throughout.

Schools— Goochland Elementary, Middle, & High Schools

Aerial Photo-

Photo shows the property and surrounding area. The lines were added to provide the approximate exterior boundaries of the 21.39 acres.



Survey-

The survey shows the property lines for the three parcels that make up the 21.39 acres. The interior property lines may be re-apportioned in the future if the new owner desires.

