

# **THANK YOU FOR VIEWING!**

**13906 Orchid Drive  
Chesterfield, Virginia 23832**

**The Woods at Summerford**



**PRICE: \$299,747**

**5 Bedrooms • 2 Full Baths + 1 Half Bath**

**2 Finished Levels • 2-car side load garage**

**Brick Front & Full Yard Irrigation**

**3,417+/- square feet of living space**

**Lot size: .46 Acres (20,125 SF)**

**Real estate taxes (2011): \$3,417**

**Built in 2003**

# Summary Information

## Room Summary

### Main Level

2-Story Entry Foyer (18' x 9') & Stairs to Upper Level  
Powder Room (Half bath)  
Formal Dining Room (13' x 12')  
Formal Living Room (16' x 12') French Doors to Study  
Office / Library (13.5' x 12')  
Family Room with Fireplace (gas logs) (21' x 16')  
*(access to deck via sliding door)*  
Kitchen with Pantry (15' x 10')  
Breakfast Area (13' x 8')  
Laundry Room (15' x 6') – (laundry chute from MBR closet)  
*(exit doors to garage & deck)*  
Oversized Deck (16' x 12' & 9' x 4')  
2-Car Side-Load Garage (22' x 19') – automatic door opener  
Paved Driveway  
Shed in rear yard (12' x 10')

### Second Level

Master Bedroom Suite (17' x 17')  
Two walk-in closets (13.5' x 10' & 10' x 6')  
with Full Bath (13' x 10')  
*(linen closet, soaking tub, separate shower & private toilet)*  
Bedroom 2 – front middle (12.5' x 12')  
Bedroom 3 – front right corner (13' x 12')  
Bedroom 4 – back right corner (12.5' x 11.5')  
Bedroom 5 or Recreation/Media Room – middle back (17.5' x 16')  
*(large walk-in closet – 7' x 5')*  
Full Bath in Hallway  
Linen Closet in hallway

Homeowner Association Fee - \$280 (annually)

## SCHOOLS

Spring Run Elementary School  
Bailey Bridge Middle School  
Manchester High School

*School districts are subject to change without notice.  
Please verify with the Department of Education in Chesterfield County.*

[http://homer.chesterfield.k12.va.us/schoollookup/attendance\\_main.cfm](http://homer.chesterfield.k12.va.us/schoollookup/attendance_main.cfm) or call: 804-748-1405

**[www.13906OrchidDrive.info](http://www.13906OrchidDrive.info)**  
(check this web site out for detailed info and pictures of this property)

\* All information deemed to be correct but not guaranteed - Equal Housing Opportunity \*



# Descriptive Summary

## MAIN LEVEL

Nine foot (9') ceiling height

### Entry Foyer

Natural oak hardwood flooring with oak hardwood treads and risers on stairway. Entry door has side window lights and transom window above. Two-story ceiling with second story palladium window and six light chandelier.

### Formal Dining Room

Natural oak hardwood flooring with 4" crown moldings. Double windows in front wall. Six foot doorway from foyer. Five light brushed nickel chandelier. Butler's pantry with counter top and cabinets (base and wall).

### Formal Living Room

Natural oak hardwood flooring with 4" crown moldings. Brushed nickel ceiling fan with light. Opens to foyer. Double windows on front wall. Double door entry to office / library.

### Office / Library

Wall-to-wall carpeting with 4" crown moldings. Double windows on rear wall. Double door entry to formal living room. Entry into great room area.

### Great Room Combination

#### Kitchen

Natural oak hardwood flooring, with 4" crown moldings, and off white painted cabinets (15' of wall and 9' base). White electric glass top stove (Whirlpool) with white wall mounted built-in microwave (Whirlpool). White built-in (Whirlpool) dishwasher. White side-by-side (Whirlpool Gold with water and ice in door) refrigerator. Two 24" doors to pantry (four 66" x 16" shelves). Ceiling and recessed lighting. Double white sink (with disposal) and window above. Exit to laundry room.

#### Breakfast Area

Natural oak hardwood flooring with 4" crown moldings, double windows overlooking backyard and deck, upgraded five light chandelier.

#### Family Room

Wall-to-wall carpeting. Ceiling fan and lights. Gas-logs fireplace with white painted mantle and ceramic tile surround and hearth. Storage closet beneath stairs to 2<sup>nd</sup> level. Three windows on corners and double doors to deck with one sliding.

#### Laundry Room

Light colored vinyl flooring. Storage closet and hook ups for washer and dryer. 200 amp electrical service panel and security control located here. Laundry chute from master bedroom closet.

#### Guest Powder Room

Natural oak hardwood flooring. Coat closet beneath stairs to 2<sup>nd</sup> level.

#### Deck

Oversized deck with stairs to fenced rear yard with shed. Lot is nearly .5 acres and backs to common area preserve.

#### Garage

Two-car side load garage which contains utility sink, natural gas 50-gallon hot water heater and air handler for natural gas furnace and electric A/C for main level. (22' x 19')

*\* All information deemed to be correct but not guaranteed - Equal Housing Opportunity \**

## SECOND LEVEL

### **Master Bedroom Suite**

Wall-to-wall carpet with ceiling fan with light - remote. Walk-in closet in front of house (13.5' x 10'). Bath (13' x 10') includes single-door entry, double vanity (6' with full mirror above), private toilet, large soaking tub (with glass brick window above), and a large separate shower. Light colored vinyl flooring. Another walk-in closet (10' x 6').

### **Bedroom 2 - (front center)**

Wall-to-wall beige carpet. Double windows on front wall overlooking front yard. Double 18" doors to 6 foot closet with high hanging and shelving. Pull down stairs to attic. Ceiling fan with lights.

### **Bedroom 3 (front right corner)**

Wall-to-wall beige carpet. Double window in front wall overlooking front yard. Double 24" doors (48") to eight foot closet with high hanging and shelving. Ceiling fan with three lights.

### **Bedroom 4 (right back corner)**

Wall-to-wall beige carpet. Ceiling fan baseball theme and three lights. Double window in back wall. Double (24") doors to 8 foot closet with high hanging and shelving.

### **Bedroom 5 or Recreation / Media Room (center back)**

Wall-to-wall berber carpet. Ceiling fan with lights. Two single windows on back wall. Single (24") door to walk-in closet with high hanging and shelving (7' x 5.5').

### **Hallway / Full Bath**

Natural oak hardwood flooring in hallway. Linen closet (6') and HVAC control located in hallway. Hallway bathroom has double 60" marblelite vanity with mirror and six-light fixture above. It has a fiberglass tub with curtain rod. Bathroom has exhaust fan, and vinyl flooring.

## **SPECIAL FEATURES**

- Natural gas heat on main level with heat pump on upper level (2 zones HVAC)
- Natural gas 50-gallon hot water heater
- Zoned irrigation system for full yard
- All hardwood floors in much of main level
- 9 foot ceilings on main level
- Two-story foyer entry
- Classic brick front
- Stone "mulch" in front yard

## **CONVEYANCE**

- White Whirlpool refrigerator (side-by-side / ice & water in door) – Stays with house
- All window blinds – Stay with house
- Washer & Dryer – None - Do NOT stay with house

## **CONVENIENT LOCATION**

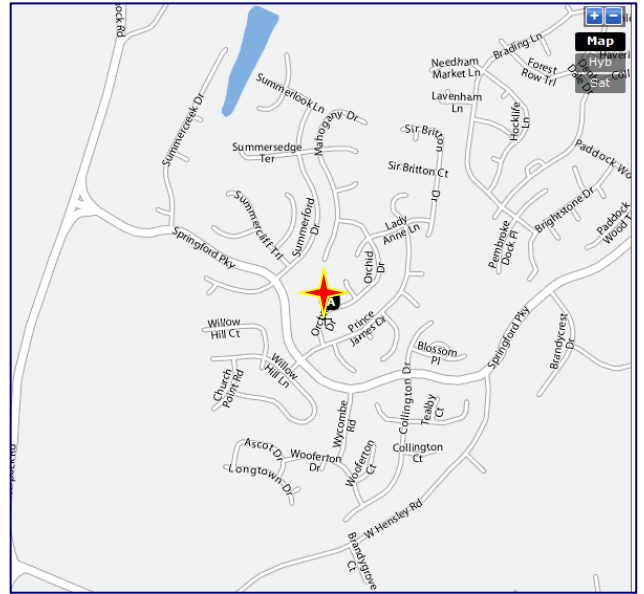
- Less than 30 minutes from downtown Richmond
- Less than 6 miles to Hwy 288 access
- Minutes from parks and numerous shopping opportunities
- Less than 20 miles to Hwy 288 & I-95 interchange

*\* All information deemed to be correct but not guaranteed - Equal Housing Opportunity \**

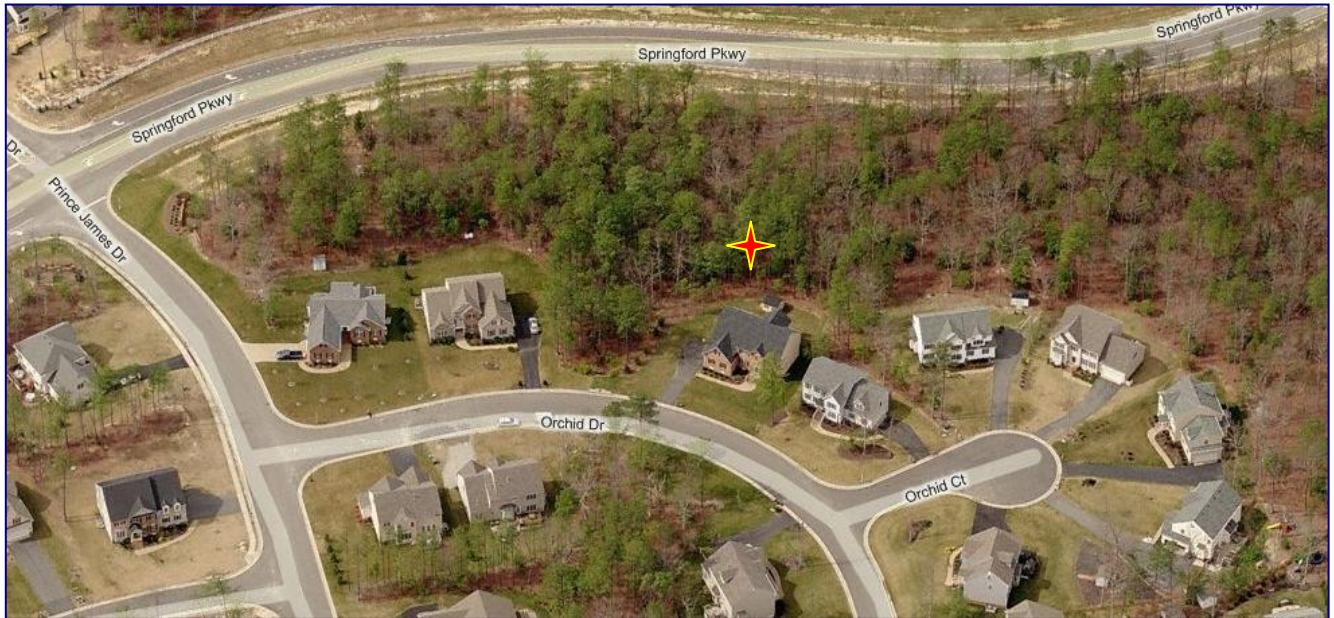
**Regional Map**



**Local Map**



**Bird's Eye View of 13906 Orchid Drive**



**\* All information deemed to be correct but not guaranteed - Equal Housing Opportunity**

\*