

THANK YOU FOR VIEWING!

**5554 Marsh Light Lane
Moseley, Virginia 23120**

“Marsh Light” in Foxfire



PRICE: \$334,500

4 Bedrooms · 2 Full Baths & 1 Half Bath

2-car side load garage

Screened-in Porch

2800 +/- square feet of finished living space

(additional 400+ square feet unfinished)

Lot size: .42 Acres *(almost one half acre)*

Built in 2000 by Tomac Corporation

Real estate taxes (2010): \$3,237

Summary Information

Room Summary

Main Level

Front Porch (11' x 4')
Foyer (2-story) (14' x 9')
(Includes Half Bath and Closet)
Formal Living Room (13.25' x 13.25') opening to foyer on right
Formal Dining Room (13' x 13') opening to foyer on left
Kitchen with island (17' X 12.5') & Breakfast Area (13' x 9')
(Door to Garage & Rear Yard via Screened Porch)
Laundry Room (6.5' x 6')
Family Room with Gas Log Fireplace - (21' x 13.25')
2-Car Side-Load Garage (22.5' wide x 21' long)
(two automatic garage door openers with additional pedestrian door)
Concrete driveway and walkway to front door
Fully Screened Porch (19' x 12')
Deck (12' x 8')

Second Level

Master Bedroom Suite (17.25' x 12.5')
▪ *Sitting/Dressing Area (9.5' x 7.25')* ▪
▪ *Walk-in closet (9' x 6')* ▪
▪ *Master Bath with corner jetted tub and separate shower* ▪
Bedroom 2 – back center (14.25' x 10.5')
Bedroom 3 – front corner (11.5' x 11.5')
Bedroom 4 – left end over garage (18.25' x 14')
Full bath in hallway of second level

Third Level

Unfinished Workroom (14' x 9')
Walk-up storage (24' x 14')

FoxFire Homeowner Association Fee - \$310 (quarterly)

Includes: Pool & racquet club membership for full family, sand volleyball court, trash pick-up (side-yard), common area maintenance, clubhouse, jogging trails, nature trails, park areas, professional management, and lake access for small boats.

PUBLIC SCHOOLS

**Woolridge Elementary School - Tomahawk Creek Middle School
Cosby High School (fourth year in operation)**

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 or call: 804-748-1405

PRIVATE SCHOOL

Millwood School – Pre-K through 10th Grade • www.millwoodschool.org

Custom Property Web Site: www.5554MarshLightLane.info
(contains brochure, 60+ picture slide show and more)

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

Descriptive Summary

MAIN LEVEL

Nine foot (9') ceiling height with natural 2.25" wide Oak hardwood flooring (except in family room). Chair rail and crown moldings throughout most of main level. Several earth tone colors have been used in the interior decorating.

Front Porch

Four bricked steps go up to front porch. Concrete floor with white metal railing. Concrete driveway and walkway to front door. Light fixture on either side of front door within the Carolina Jasmine. Solid front door with window lights on either side.

Foyer

Five foot opening to formal living room on right. Five foot opening to formal living room on left. There is a half bath with white pedestal sink on left wall as you pass through the foyer toward breakfast room. Large 6' closet is located on right wall beneath stairway to second level. Stairway starts in rear and is covered with carpet.

Formal Living Room

On the immediate right upon entering foyer, there is a five foot opening into formal living room. Two single front windows. There is a five foot opening into the family room. **NOTE:** Wall sconces DO NOT convey.

Formal Dining Room

On the immediate left upon entering foyer, there is a five foot opening into formal dining room. The chandelier is a crystal chandelier. There are two single windows on front wall. The room has chair rail and 8" crown molding and shadow box trim. Access to the kitchen is through a single door opening (without door).

Laundry Room

Located on your immediate right going from kitchen to garage. Black and white checkered vinyl floor. Shelving and 4.5' wide white cabinet. Washer and dryer hookups with single window on back wall. Guest coat closet across the hallway from laundry room.

Kitchen

Appliances include a GE Profile natural gas stove with four cooking positions and oven. A GE Profile Spacemaker XL1800 microwave is located above stove with exhaust feature. Both have brushed stainless steel finish. Built-in brushed stainless steel Bosch dishwasher with stainless steel interior cabinet. Double stainless steel sink (two depths) with recessed light above and window overlooking backyard and nine additional recessed lights. The refrigerator is a white side-by-side GE Profile with automatic ice maker and a water / ice dispenser in the left door. The countertops are dark granite with large multi-colored flecks throughout. The cabinets are white, some with glass fronts. Kitchen includes nearly 14 feet of counter space, plus island (26' X 66'). Island is well lit with three-light fixture above. Cabinetry includes administrative station with same granite counter (22" x 45"), with cabinets and storage above. Pantry has single-door access with 20 feet of shelving plus floor. Doorways to dining room and foyer have transom windows above.

Breakfast Area

This room is directly behind kitchen with a wide opening between the two rooms. Walls have five inch chair rail. It has two sets of double windows and an exit to the screened-in porch. Vaulted ceiling has one skylight (2' x 2').

Family Room

Rear one third of room has vaulted ceiling with two skylights (2' x 2') and two single windows on rear wall. Fireplace has gas-logs with grey variegated marble surround and hearth. Mantle (6') and trim are painted white. Room contains chair rail and crown molding and is wired for surround sound. Five foot opening into breakfast area and formal living room (with transom windows above); as well as door opening to kitchen. Light fixture is dark brown with 6 lights and shades.

Garage

Two-car side load garage with separate doors and automatic openers. Contains 50 gallon natural gas hot water heater, utility sink, and access to the main level natural gas furnace. Electric 200 amp service panel and Hunter control panel for nine zone irrigation system located in garage. Extra high ceiling height of 12'. Garage has natural lighting from two single windows and window in pedestrian door. Overhead storage area: (20" X 7').

(First Level Continued...)

Screened-In Porch & Deck

Entrance from breakfast area. Contains all walls with screening, vaulted ceiling with two skylights (2' x 3'), a ceiling fan, porch light, and exterior speakers. TV hook up. Exit to open deck area and backyard.

SECOND LEVEL

*Eight foot ceiling height (except Master Bedroom which has nine foot ceiling).
Bedrooms have wall-to-wall, light beige cut-pile carpeting.*

Master Bedroom Suite

Single door entry with two single windows on front wall and one large palladium style window in sitting/dressing area. Addition single window on side wall. Nine foot ceiling contains ceiling fan with four lights (remote control). Walk-in closet with 18' of shelves, 12' of double clothes hanging area, and 5' of high hanging area (64").

Master Bath - (13.25' X 8.5')

Bath features a light colored marblelite double vanity (62") sitting on white cabinets 33" high. Above vanity are two matching light fixtures with two lights each and a 5' wall mirror. Recessed light above shower (41" x 34") with white marblelite walls and exhaust fan. Large corner jetted tub with palladium (fan-shaped) window above. Skylight in bath area. White octagonal 4" ceramic tile flooring. Large linen closet with multiple shelves. Private toilet area has light and window.

Bedroom 2 (back center)

One single window on rear wall. Two 24" doors to 6' of closet space with tall hanging and a single shelf. Ceiling fan with four lights.

Bedroom 3 (front center)

Two single windows in front wall. Two 24" doors to 8' of closet space with 4' of high hanging area, 8' of double hanging area and 12' of shelving. Ceiling fan with four lights.

Bedroom 4 (left end over garage) / Currently Used as Media/Recreation Room

Double palladium windows in front dormer (storage beneath window seat). One 24" door to 5' of closet space with high hanging and a single shelf. Room has rear single window plus eight recessed lights. Room is wired for surround sound. Large ceiling fan with four lights. Entry door is single door with full window lights.

Hallway Full Bathroom

Bath has a light colored 5' marblelite double vanity sitting on white cabinets 30" high. Above vanity are two matching two-light fixtures and a 5' wall mirror. Shower and tub with smooth marblelite surround. Single window and exhaust fan. Linen closet has five 30" X 16" shelves. Flooring is white 4" octagonal ceramic tile. Additional storage closet in hallway (3' x 5'). Skylight (2' x 2') illuminates hallway near fourth bedroom / media room.

THIRD LEVEL

Unfinished Workroom and Storage

Entrance from hallway near stairs via double back stairs with window in landing. Unfinished has built-in work bench area above master bedroom with single window in right end wall. Large walk-in storage area with access to second level HVAC. (400+ square feet) Available for future expansion.

CONVEYANCE

Kitchen refrigerator (none present) – **Does NOT STAY WITH HOUSE**
Washer & Dryer (none present) – **DO NOT STAY WITH HOUSE**
All window treatments remaining in home – **STAY WITH HOUSE**

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SPECIAL FEATURES

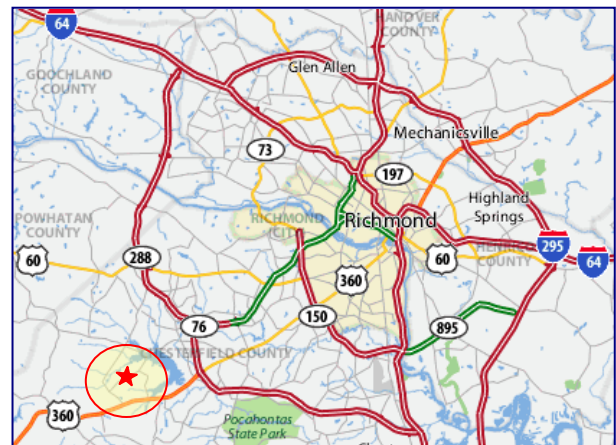
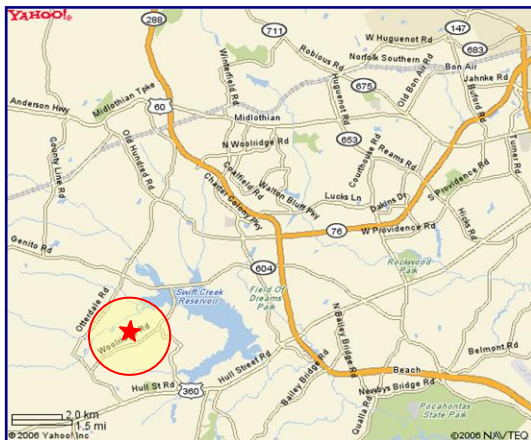
- Home built by Tomac Corporation (*Tomac Homebuilders*)
- Red Brick Front & Premium six and a half inch beaded siding on three sides
- Natural gas heat on main level with heat pump on upper level (2 zones HVAC)
- Surround sound wiring in bonus room (4th bedroom)
- Five skylights within house and two in screened-in porch
- Natural gas 50-gallon hot water heater located in garage
- 200 AMP electrical service ▪ Smoke detectors in all critical locations
- Full yard – 9-zone automatic irrigation system (garage control)
- Custom kitchen cabinets and granite countertops
- Large overhead storage in garage
- Lot backs to Foxfire common area buffer
- FoxFire community amenities (Clubhouse & Pool within one minute walk)
- FoxFire Community boat access and launch on 1700 acre Swift Creek Reservoir

UPDATED or IMPROVED FEATURES (\$65,000+)

- Updated Kitchen with new ceiling recessed lights, new hardwood flooring, new stove, new microwave, new dishwasher, new granite countertops, new glass cabinet doors, custom cabinet/counter lighting. Approximate cost \$30,000 in 2007.
- Custom recessed light in fourth bedroom (now media room), added surround sound wiring, internet hardwiring, and a separate circuit for refrigerator (should one be added). Approximate cost \$2000 in 2008.
- Screened in porch added at approximate cost of \$13,000 in 2004.
- New HVAC unit (indoor and outdoor) using new refrigerant (R-410A) and new fully programmable thermostat for second level at approximate cost of \$6,000 in 2009.
- Custom architect designed landscaping, landscape lighting improvements, and improved irrigation at total approximate cost of \$15,000 in 2007, 2008, and 2009.

CONVENIENT LOCATION

- 30+/- minutes from downtown Richmond ▪ 30+/- minutes from Short Pump shopping via Hwy 288
- 10+/- minutes from Hwy 288 & Powhite Parkway ▪ Minutes from parks and numerous shopping opportunities
- Two golf courses within 10 minutes ▪ Driving range and putt-putt within 5 minutes
- Community Pool, Tennis, & recreational opportunities at Swift Creek Reservoir



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