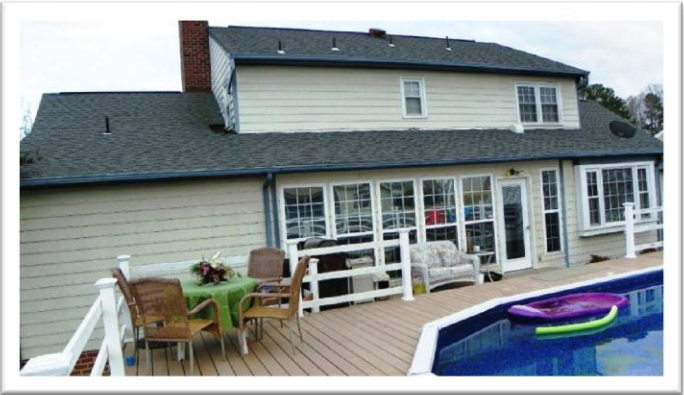


Home Located in Briarcliffe #2

1219 Briarcliffe Drive, Colonial Heights, VA 23834



- ❖ 2,457 Sq. Ft.
- ❖ 2 Level Home
- ❖ 1st Floor Master Disability Equipped
- ❖ 2nd Floor Master
- ❖ 4 Bedrooms
- ❖ 3.5 Baths
- ❖ Wood Burning Fireplace
- ❖ Pool
- ❖ Florida Room
- ❖ Family Room



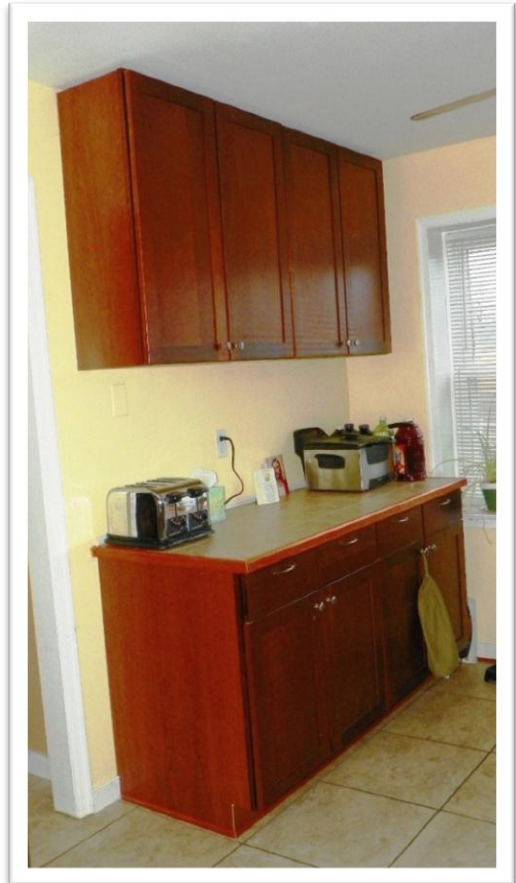
Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, ABR, CDPE, SFR, CHRE, e-PRO
P.O. Box 4754, Glen Allen, VA 23059
SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



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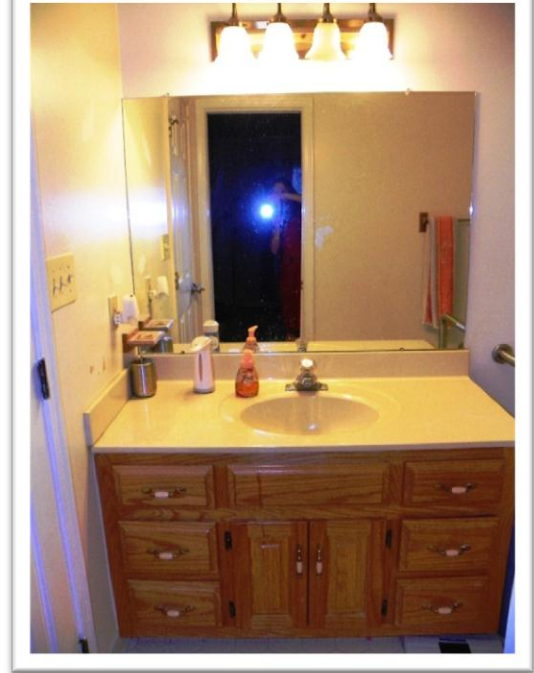
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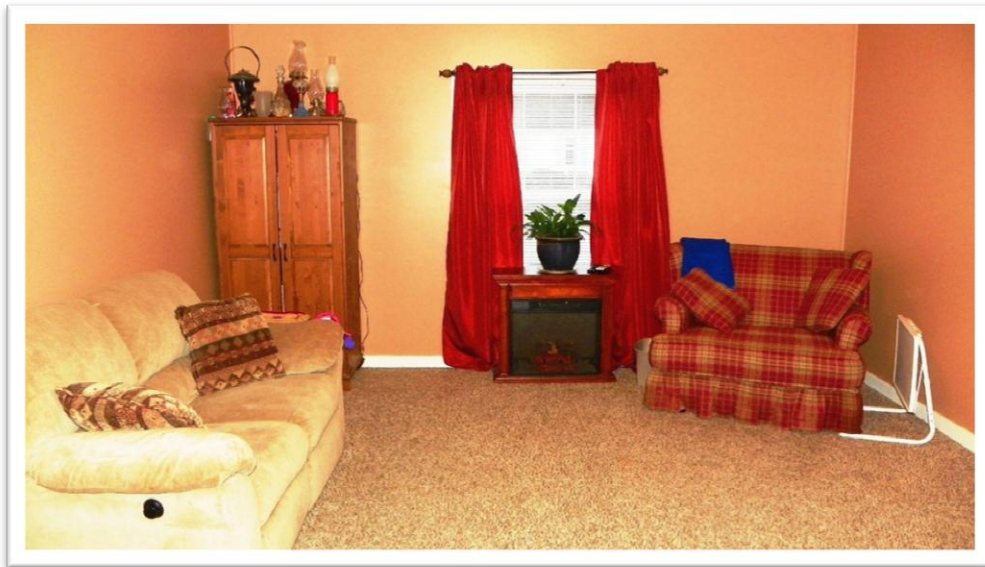
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Property Description

All Room Measurements are Approximate
All information is deemed accurate but not guaranteed.

First Level

Foyer:	6'6" x 11'4" - Hard Wood Floors, Light 2'2" x 6'5" Coat Closet
Living Room:	18'9" x 11'7" - Carpet, Brick Wood Burning Fire Place, Beamed Ceiling, Ceiling Fan
Dining Room:	11'5" x 11'11" - Hard Wood Floors, Chandelier, Window
Kitchen:	10'5" x 19'7" - Tile Floors, Wood Cabinets, Tile Counter, Tile Back Splash, Double Sink, Two Lighted Ceiling Fans, Triple Window, Disposal, Stove, Dishwasher, Microwave with Exhaust
Family Room:	23'3" x 13'6" - Carpet, Two Windows, Lighted Ceiling Fan, Beamed Ceiling 6'2" x 7'5" - Closet
Utility Room:	5'8" x 5'1" - Vinyl Flooring, Light, Electric Washer and Dryer Connections, Wood Cabinetry
Office/Study:	13'7" x 10'8" - Laminate Flooring, Lighted Ceiling Fan, Window
Half Bath:	4'1" x 5'1" - Hard Wood Floors, Mirror, Pedestal Sink, Light, Outlet
Florida Room:	7'7" x 22'1" - Tile Floors, Lighted Ceiling Fan, Deck Access, Windows
Utility Closet:	3'1" x 4'3" - Carpet, Shelving
1 st Floor Master:	12'11" x 12'10" - Carpet, Crown Molding, Window



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Property Description

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First Level

1st Floor Master Bath: 4'11" x 4'11" - Tile Floor, Wood Vanity, Mirror, Light, Tub and Shower, Exhaust, Disability Equipment Toilet with Rails

Stairs: 3'1" x 8'2" - Carpet, Hand Rail, Light

Second Level

Hall: 11'8" x 4'7" - Carpet, Light, Pull Down Attic Access, 2'6" x 1'0" - Linen Closet

Hall Bath: 4'11" x 2'7" - Tile Floors, Wood Vanity, Light, Mirror, Tile Tub and Shower

Attic Storage: 13'7" x 9'3" - Finished with Paneling, Not Heated

2nd Floor Master: 10'9" x 17'6" - Carpet, Lighted Ceiling Fan, 4'3" x 4'11" - Walk In Closet

2nd Floor Master Bath: 10'1" x 4'9" - Tile Floors, Shower, Wood Vanity, Light, Exhaust, Window, Medicine Cabinet

Bedroom #3: 11'6" x 13'4" - Carpet, Window, Lighted Ceiling Fan, 4'2" x 5'0" - Walk In Closet

Bedroom #4: 9'10" x 11'4" - Carpet, Double Window, Lighted Ceiling Fan, 4'3" x 4'11" - Walk In Closet



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Details

Porch:	Brick Front
Drive Way:	Cement
Home Exterior:	Wood and Vinyl Siding
Roof:	Composition Singles
Doors:	Insulated Doors
Windows:	Insulated with Screens
Porch:	Side Entry
Attic:	Walk In and Pull Down
Unfinished Area:	180 Square Feet - Florida Room
Garage:	Converted to Living Space
Pool:	Back Above Ground and Decked



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Property Specifications

City:	Colonial Heights
Subdivision:	Briarcliffe #2
Style:	Single Family Home
PID:	6509230F003
Year Built:	1985
Taxes:	\$2,579.50 - 2011 Per County Records
Tax Assessment:	\$234,500 - 2011 Per County Records
Total Area:	2,637 Square Feet Per Tax Report
Heated Area:	2,457 Square Feet Per Tax Report
Cooling:	Central Air
Heating:	Electric
Utilities:	County Water and Sewer
Hot Water:	Electric
MLS:	1130545

Home Owners Association: None

Schools

Tussing Elementary * Colonial Middle * Colonial High School

All information contained herein was obtained from sources deemed reliable, but no guarantee is intended, expressed, or implied. Persons interested in the property may consult their own authorities before making a purchase decision. School districts are subject to change without notice. Please verify schools with the appropriate authority. Broker licensed by the state of VA and located in Glen Allen, VA.



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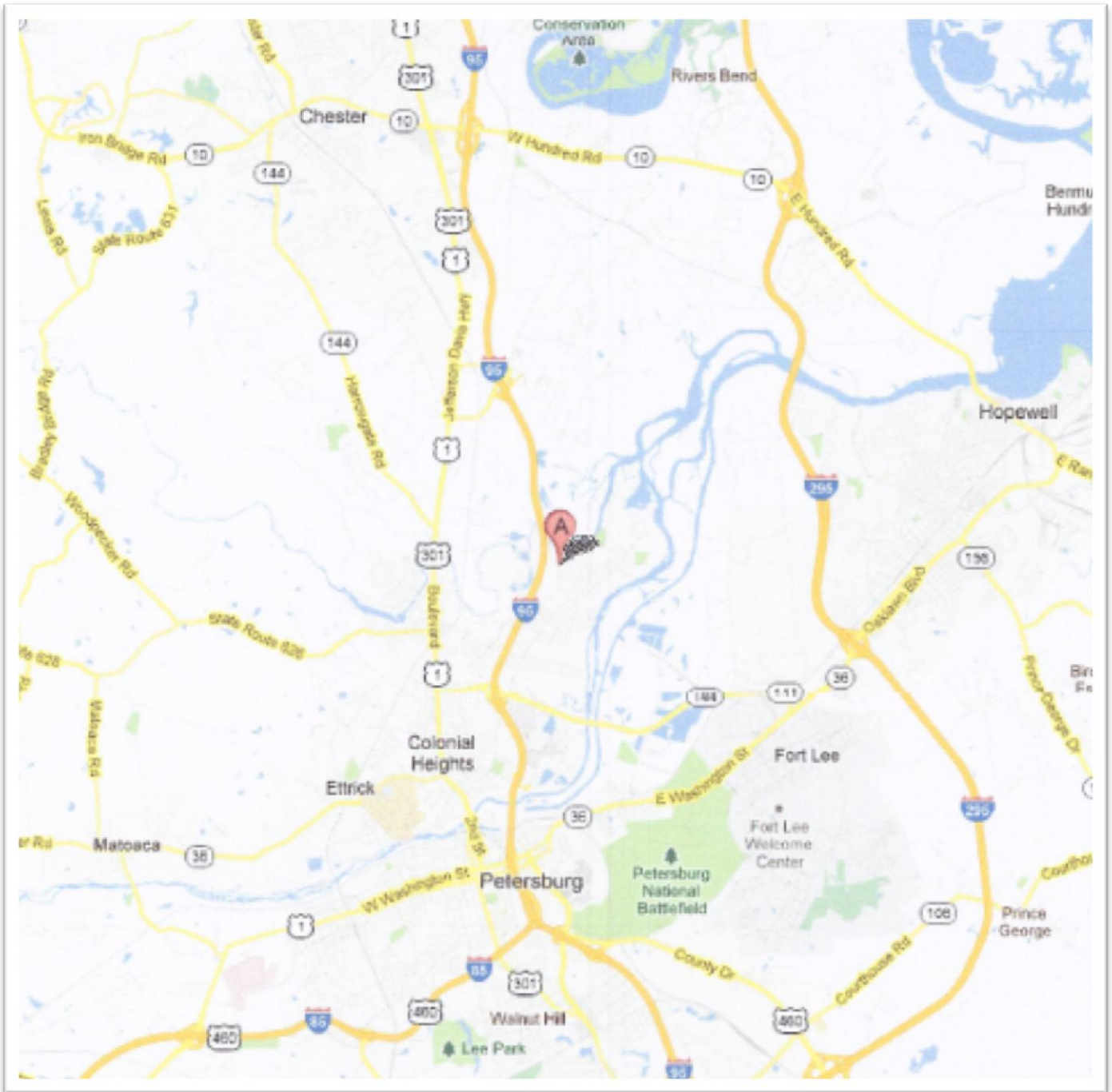
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Area Map



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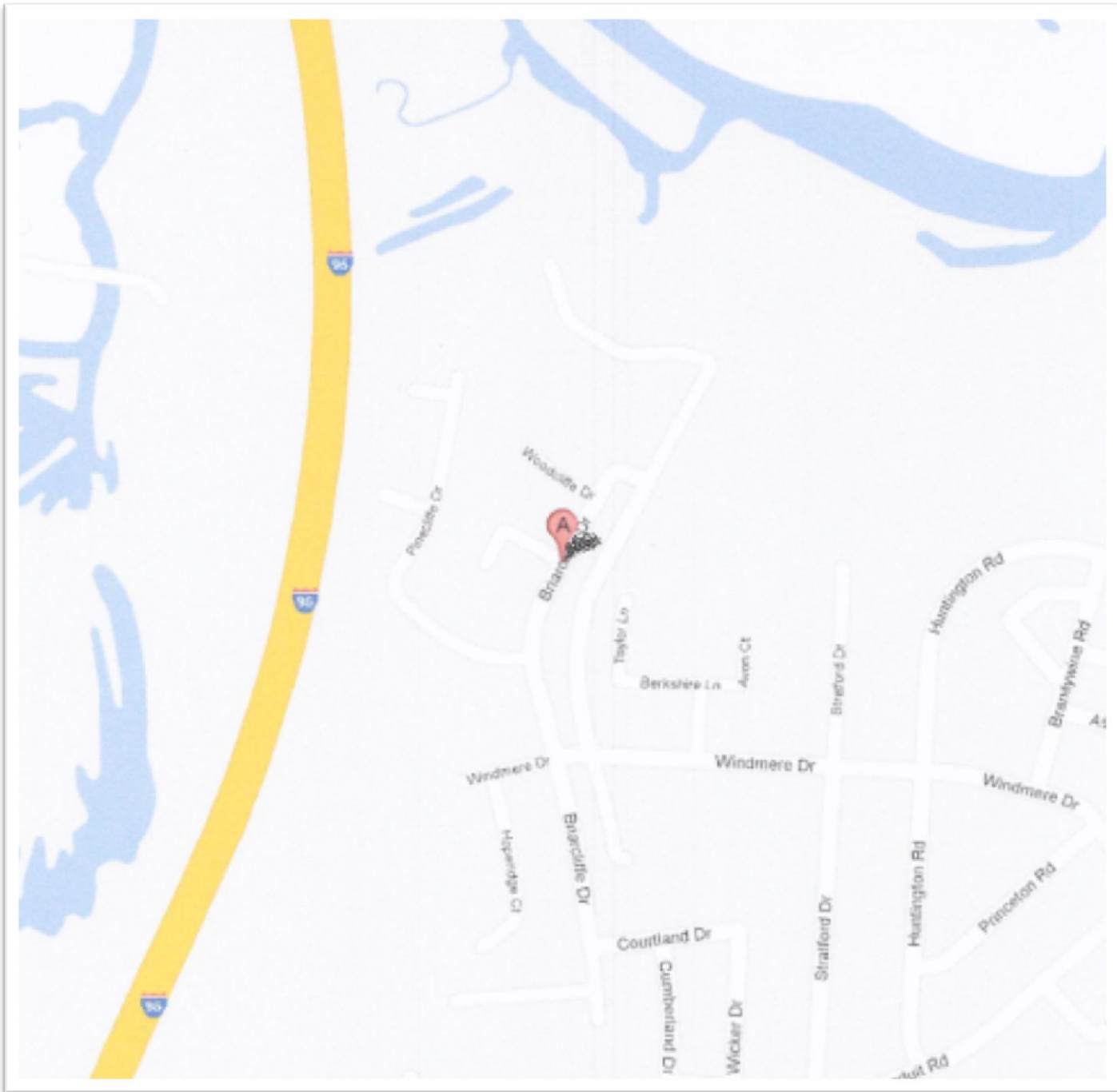
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Street Map



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