

Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116



- ❖ 2,320 Sq. Ft.
- ❖ .0830 Acres
- ❖ 3 Level Home
- ❖ 3 Bedrooms
- ❖ 2 ½ Baths
- ❖ Surround Sound
- ❖ Wood Deck
- ❖ Refrigerator
- ❖ Dishwasher
- ❖ Disposal
- ❖ Microwave
- ❖ Expanded Master Bath
- ❖ Garage
- ❖ Bonus Room in Den
- ❖ Bonus Room in Kitchen
- ❖ 16 Foot Master Closet
- ❖ Master Soaking Tub
- ❖ Front and Side Irrigation
- ❖ 2" Plantation Blinds

Rutland has been named best mixed use community in Richmond by the Urban Land Institute (ULI) Richmond Chapter.

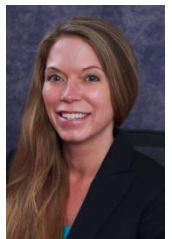
Please do not remove this brochure from the property.



Sunshine Realty Group LLC

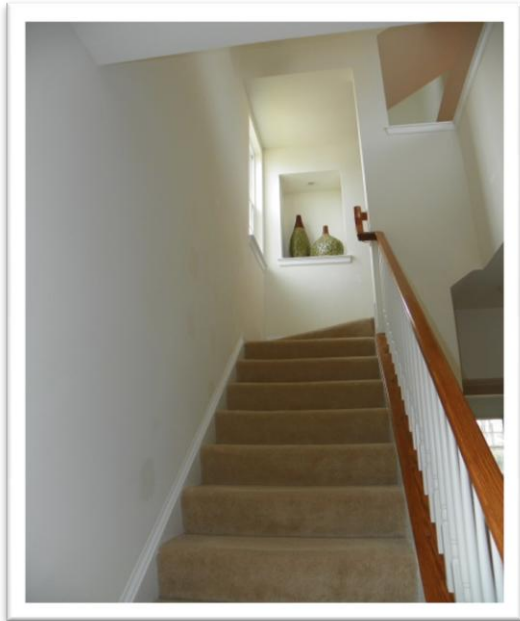
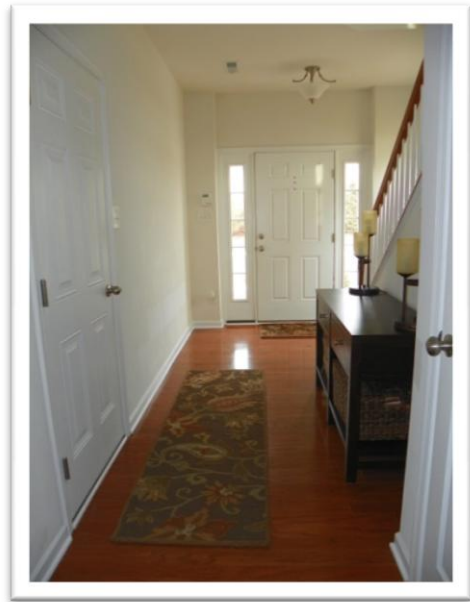
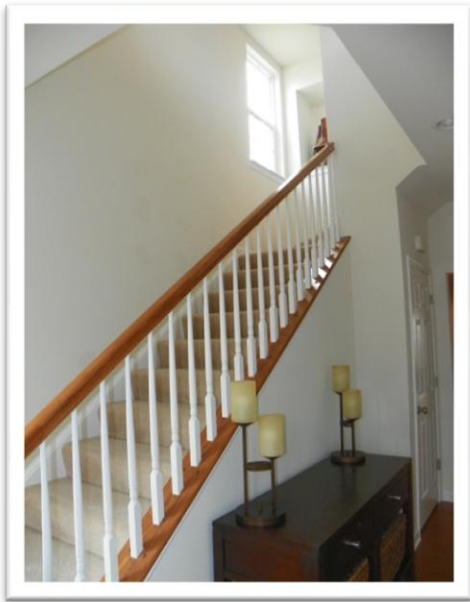
Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO
P.O. Box 4754, Glen Allen, VA 23059

SRG LLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

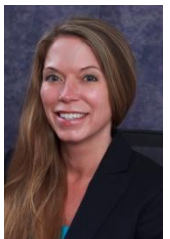


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

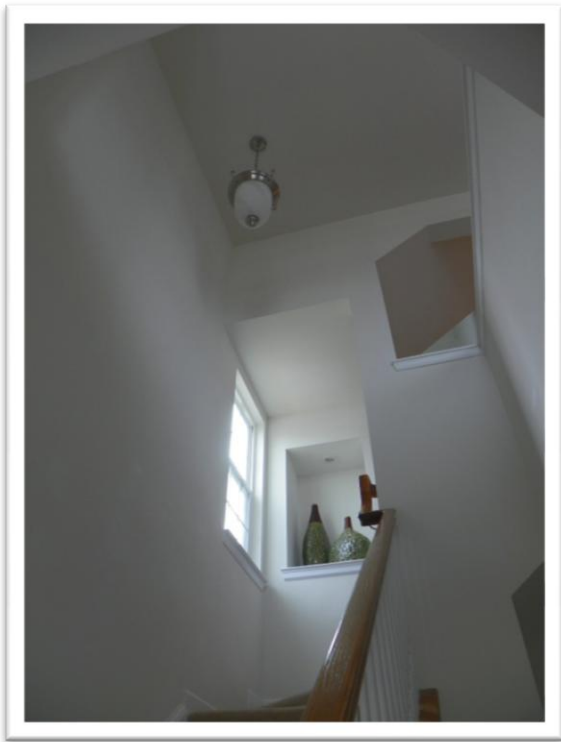
P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

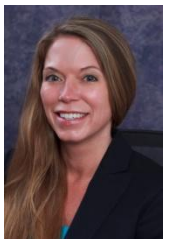


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

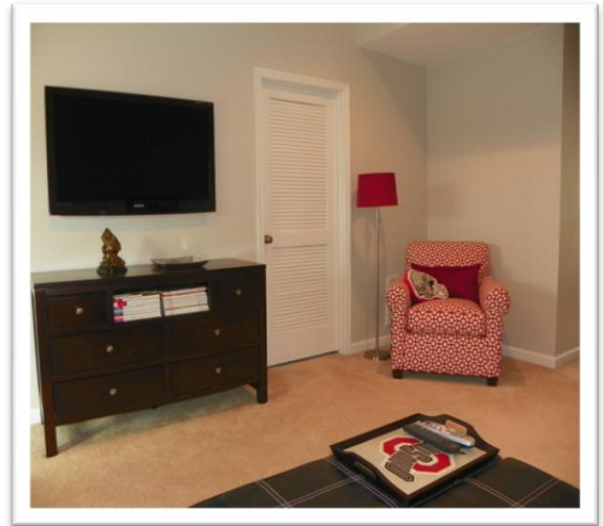
P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

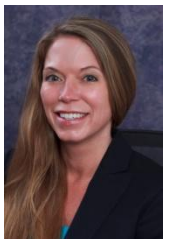


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

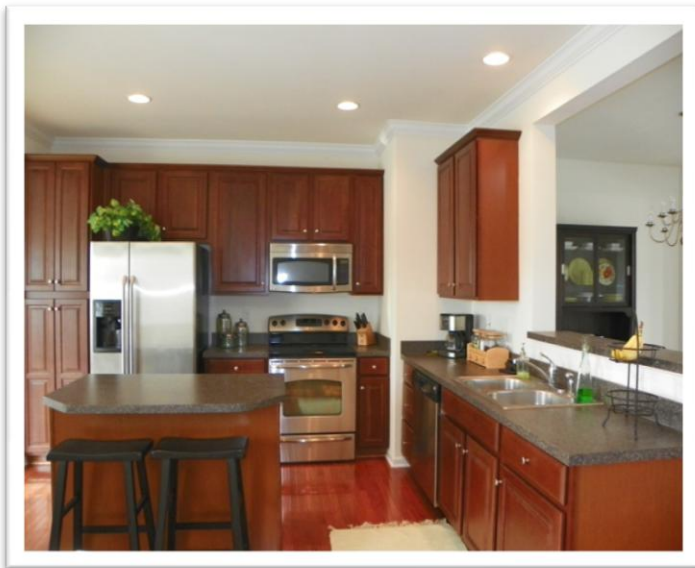
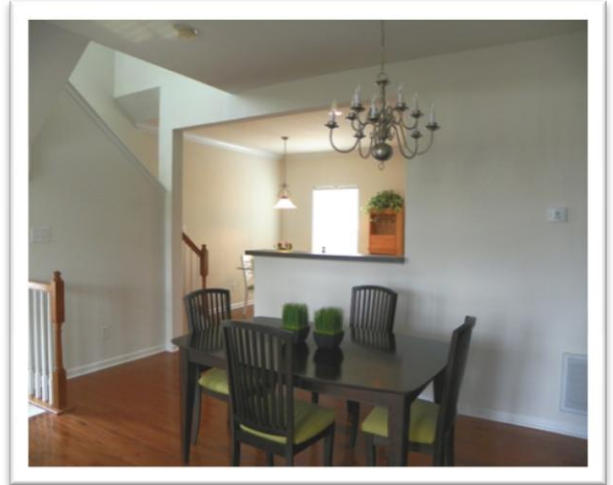
P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

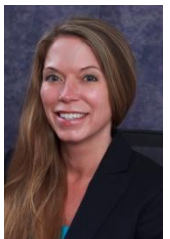


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

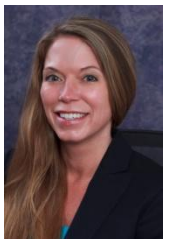


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

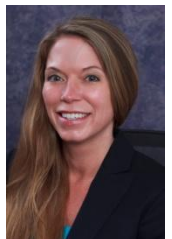


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

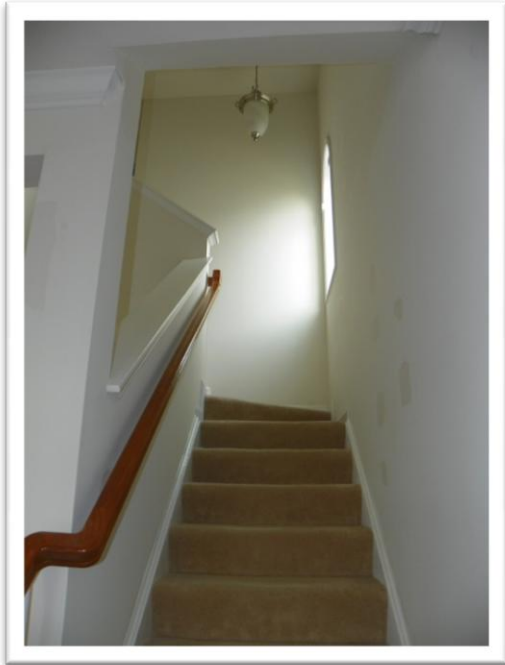
P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

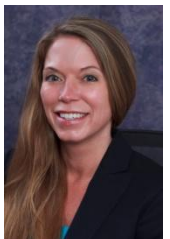


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

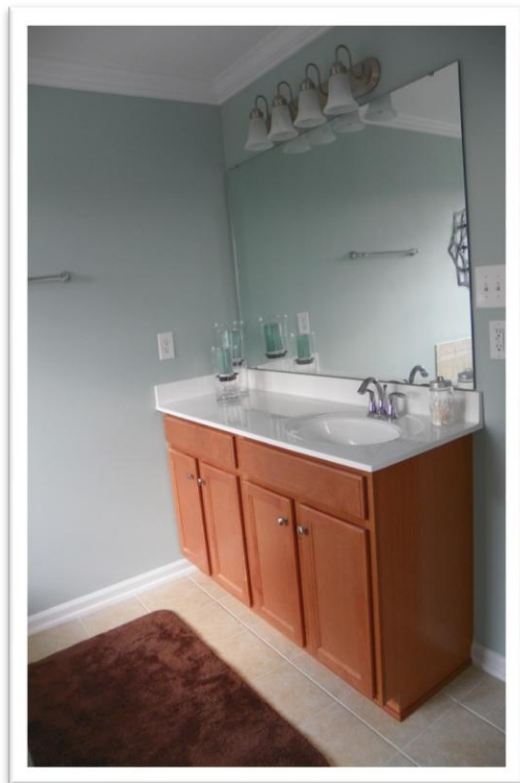
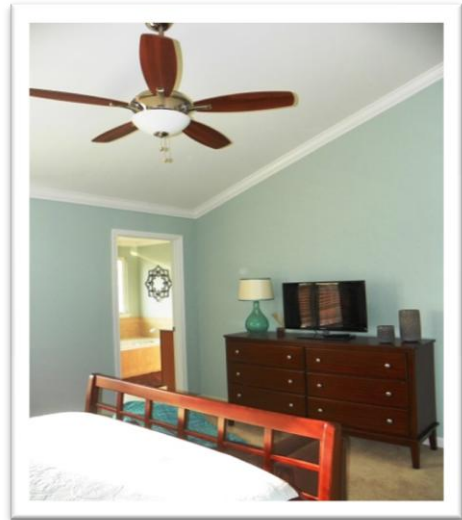
P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

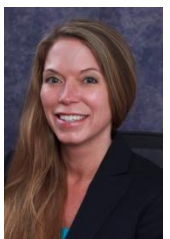


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

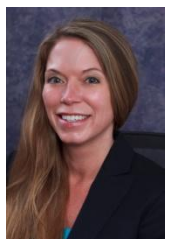


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

Property Description

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

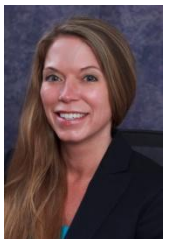
First Level

- Foyer: 16'0" x 9'0" - Hard Wood Floors, Light, Recessed Lighting
4'2" x 3'0" - Utility Closet - Hot Water Heater, Surround Sound Wiring, Security
- Garage: 19'5" x 9'11" - Cement Floor, Drywall, Light
- Den: 15'7" x 13'6" - Carpet, Built in Wired Surround Sound, Crown Moulding
- Bonus Den Extension: 11'3" x 9'4" - Carpet, Three Windows, Sliding Glass Door, Electric panel, Built in Cabinets, Crown Moulding
- Laundry/Utility: 10'7" x 5'11" - Cement Floor, Washer & Electric Dryer, Storage, Gas Forced Hot Air Furnace
- $\frac{1}{2}$ Bath: 4'11" x 5'4" - Vinyl Floor, Mirror, Light, Pedestal Sink, Exhaust, Crown Molding
- Hall to 2nd Floor: 10'8" x 3'0" - Carpet, Window, Light, Alcove



Sunshine Realty Group LLC

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



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

Property Description

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

Second Level

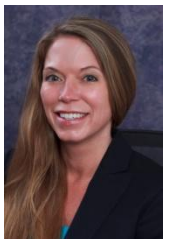
Living Room:	13'4" x 12'9" - Carpet, Three Windows
Dining Room:	15'10" x 8" - Hard Wood Floors, Chandelier, HVAC Control
Kitchen:	18'11" x 12'10" - Hard Wood Floors, Eat In, Window, Chandelier, Refrigerator, Electric Stove, Dishwasher, Microwave, Stainless Appliances, Wood Cabinets, Crown Moulding
Bonus Kitchen Ext:	11'4" x 9'8" - Hard Wood Floors, Three Windows, Sliding Doors to L Shaped Deck
Deck:	18'1" x 7'10" and 11'8" x 8'4" - L Shaped, Treated Wood



Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO
P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

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

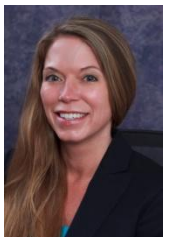
Third Level

Hall:	10'8" x 9'10" - Carpet, Light, Window 3'2" x 1'11" - Linen Closet
Hall Bath:	8' 1" x 5'3" - Vinyl Floors, Wood Vanity, Mirror, Light, Tub & Shower, Exhaust
Master Bedroom:	14'0" x 13'0" - Carpet, Double Window, Lighted Ceiling Fan, Crown Moulding 16'9" x 4'7" - Walk in Closet
Master Bath:	9'9" x 8'5" - Tile, Soaking Tub, Shower, Double Window, Single Window, Single Sink Wood Vanity With Rough in for Double Sink, Mirror, Light, Exhaust, Crown Moulding 2'8" x 2'4" - Linen Closet
Bedroom #2:	10'6" x 10'0" - Carpet, Two Windows 8'7" x 2'4" Closet
Bedroom #3:	10'6" x 9'3" - Carpet, Window 5'4" x 1'11" - Closet



Sunshine Realty Group LLC

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



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

Property Description

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

Details

Drive Way:	Extends From Street To Garage- Aggregate Driveway
Home Exterior:	Brick and Vinyl Siding
Roof:	Composition Singles
Doors:	Insulated Doors
Windows:	Insulated with Screens
Attic:	Access Panel
Unfinished Area:	200 Square Feet - Garage

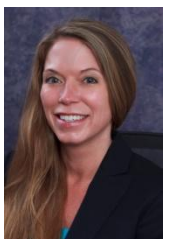


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

P.O. Box 4754, Glen Allen, VA 23059

SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

Property Specifications

County:	Hanover County
Subdivision:	Rutland
Style:	Townhouse
PID:	8706-13-3969
Year Built:	2009
Taxes:	\$1,973.97 - 2013 Per County Records
Tax Assessment:	\$243,700 - 2013 Per County Records
Total Area:	2,520 Square Feet Per Appraisal
Heated Area:	2,320 Square Feet Per Appraisal
Cooling:	Central Air
Heating:	Forced Hot Air
Heating Source:	Natural Gas
Utilities:	County Water and Sewer
Hot Water:	Tanked
Hot Water Source:	Electric
MLS:	1403757

Rutland Association: Rutland Fees \$204.00 Due Quarterly

Towns Association: Rutland Towns Fees \$116.00 Due Monthly

Community and Owners Association Covers: Clubhouse, Exterior Maintenance, Management fees, Pool, Recreational Facilities, Trash Removal, and Yard Maintenance.

Schools

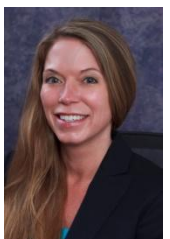
Pearsons Corner Elementary * Chickahominy Middle * Atlee High School

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.



Sunshine Realty Group LLC

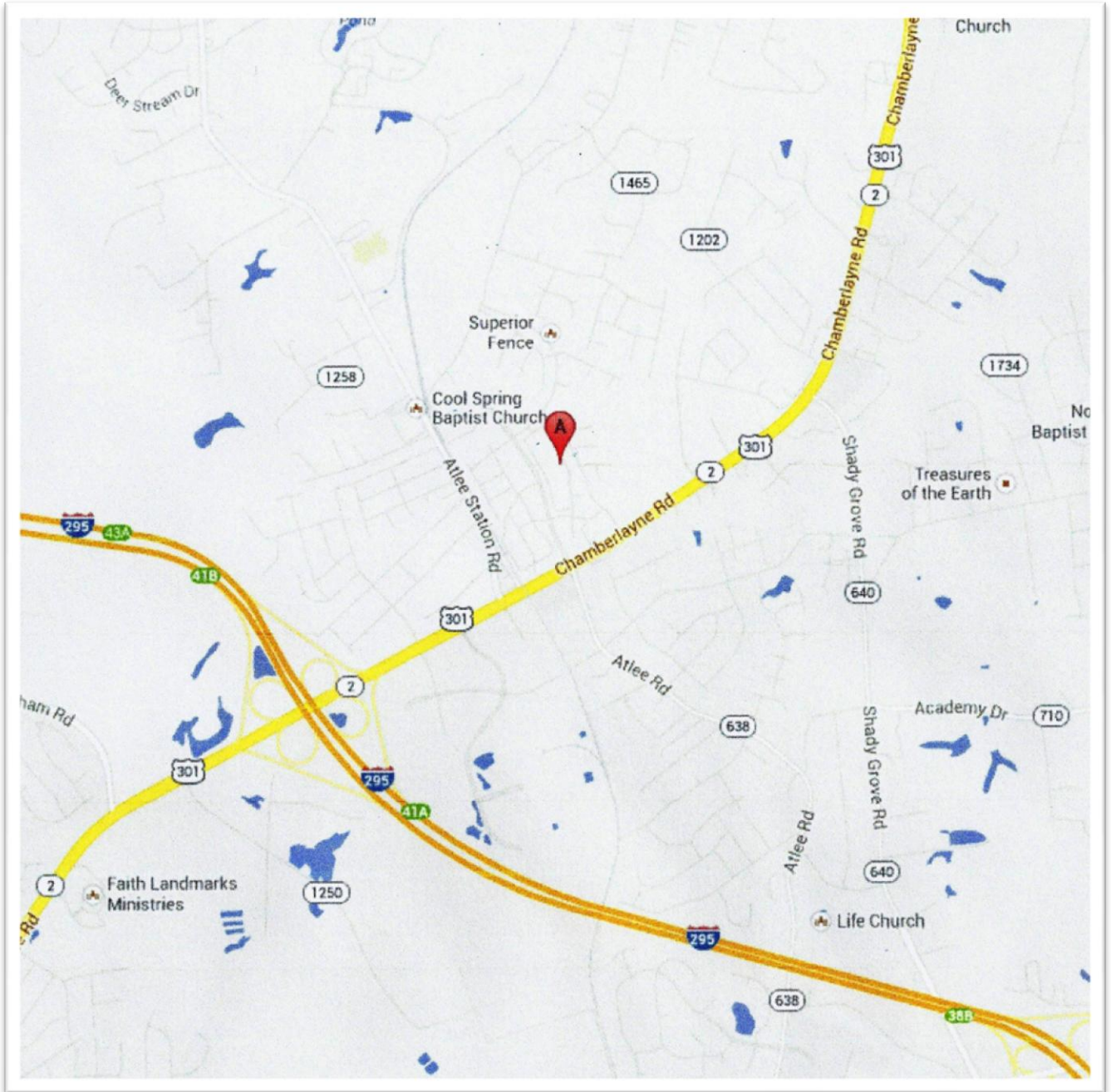
Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO
P.O. Box 4754, Glen Allen, VA 23059
SRG LLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

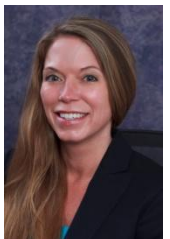
Area Map



Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO
P.O. Box 4754, Glen Allen, VA 23059

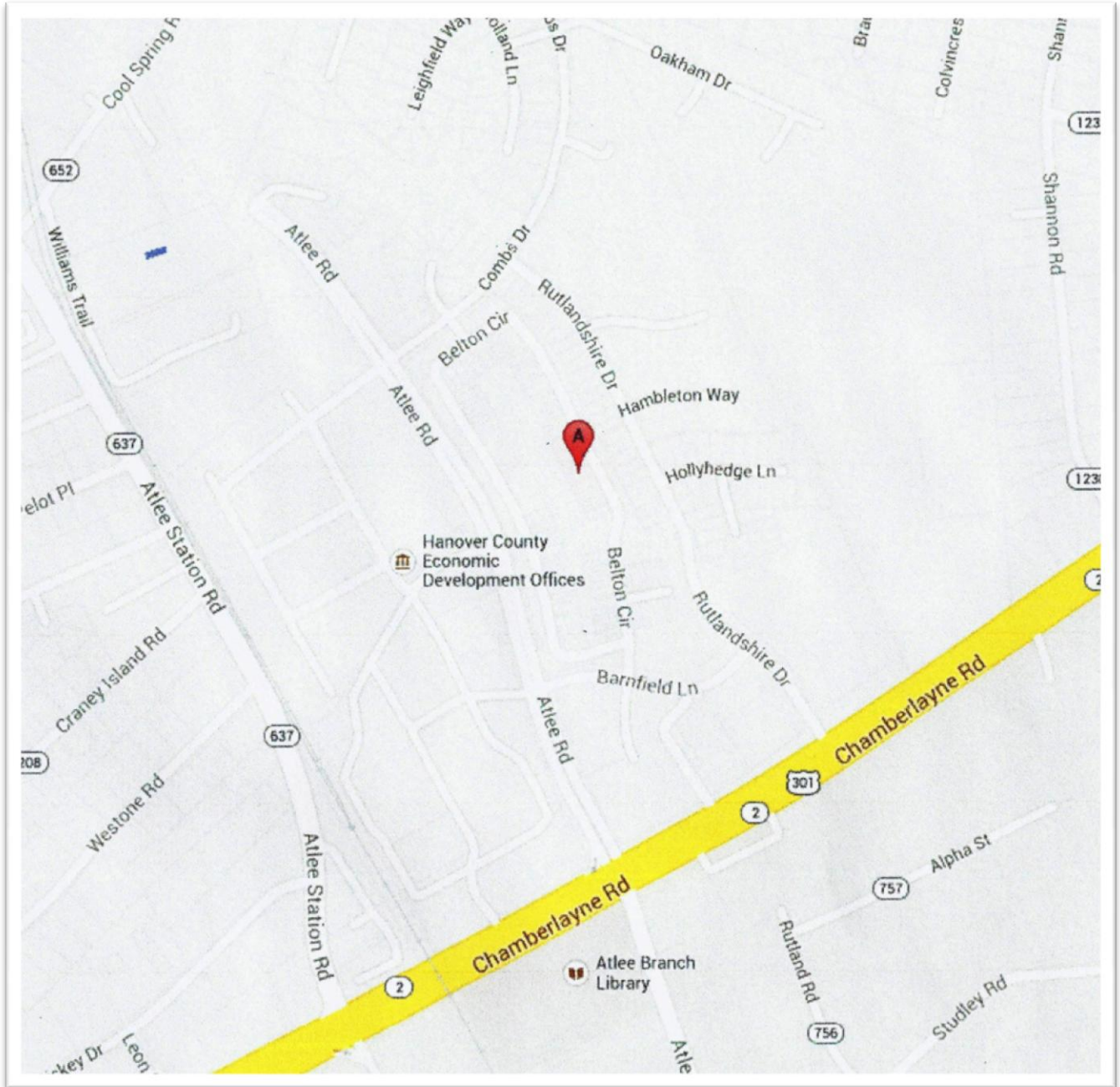
SRG LLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Rutland

8053 Belton Circle, Mechanicsville, VA 23116

Street Map



Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO
P.O. Box 4754, Glen Allen, VA 23059

SRG LLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686

