

Beautiful Townhome in the Rutland Subdivision

8055 Belton Circle, Mechanicsville, VA 23116



- ❖ 1,447 Sq. Ft.
- ❖ 0.05 Acres
- ❖ 3 Level Home
- ❖ 2-3 Bedrooms
- ❖ Media Room/3rd Bedroom
- ❖ 2.5 Full Baths
- ❖ 1 Car Garage
- ❖ Dining Area
- ❖ Family Room
- ❖ Utility Room
- ❖ Washer & Dryer Convey
- ❖ Eat-In Kitchen
- ❖ Kitchen Island
- ❖ Stainless Appliances
- ❖ Refrigerator
- ❖ Electric Cooking
- ❖ Dishwasher
- ❖ Disposal
- ❖ Microwave
- ❖ All Appliances Convey
- ❖ Deck
- ❖ Master Bedroom
- ❖ Master Walk-In Closet
- ❖ Master Bath

8055



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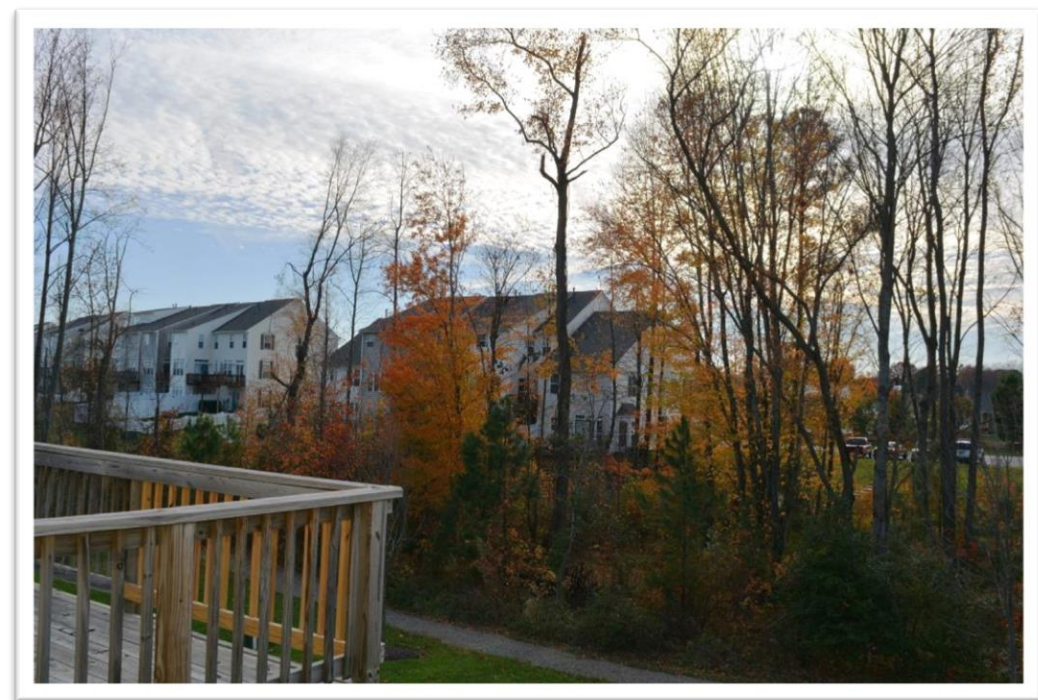
Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO
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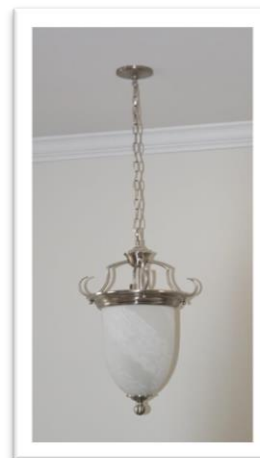
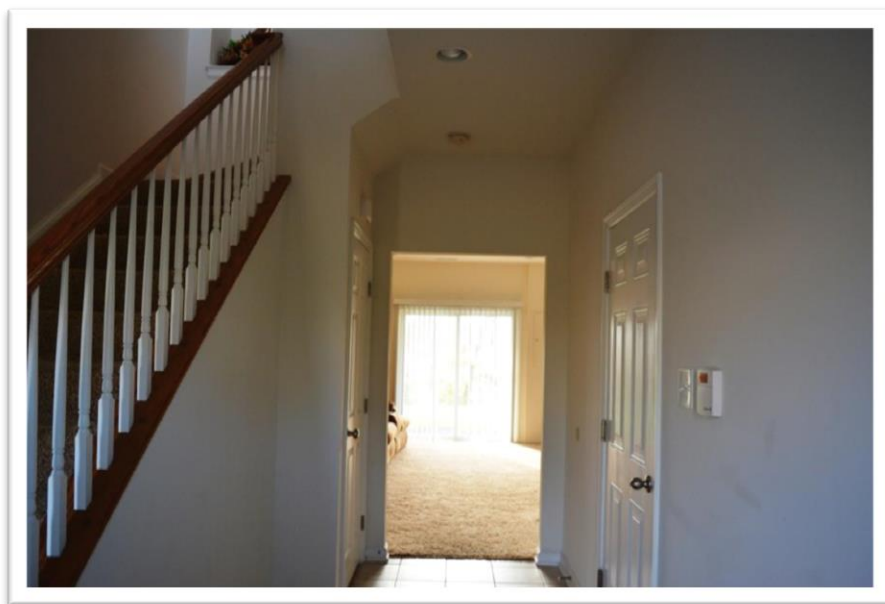
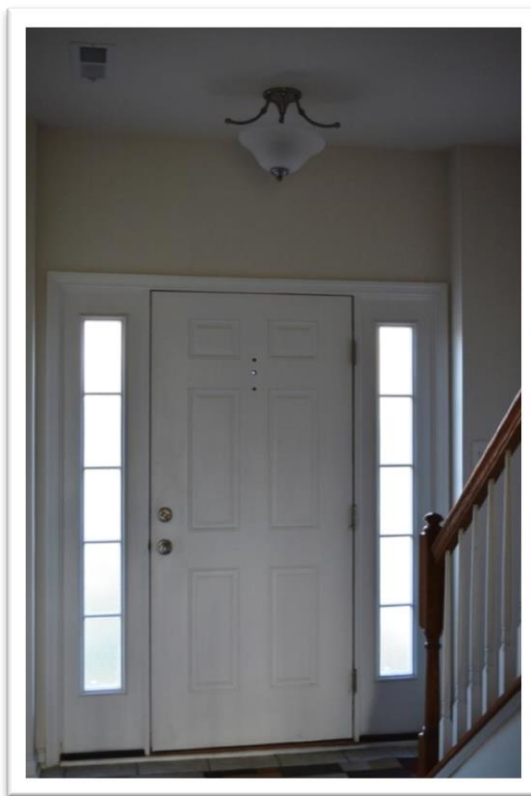
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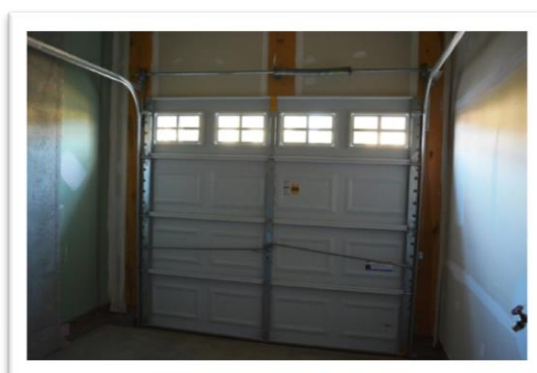
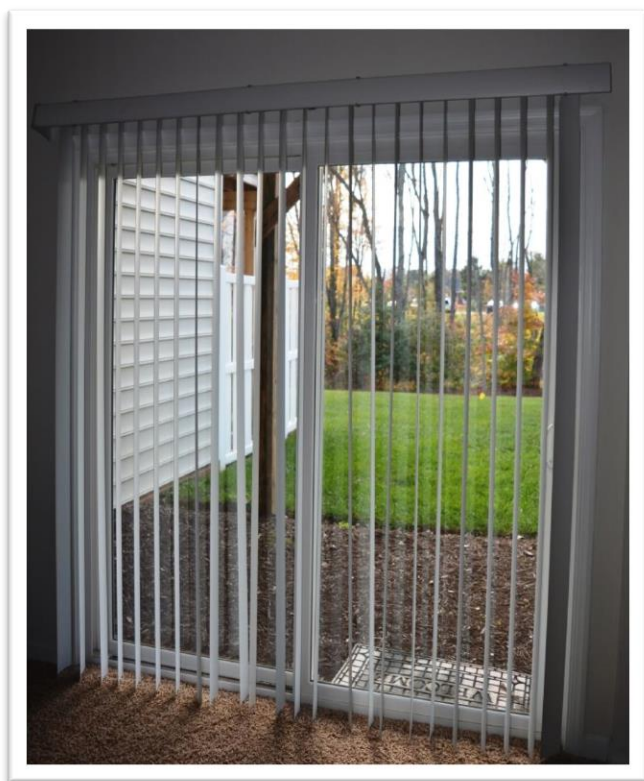
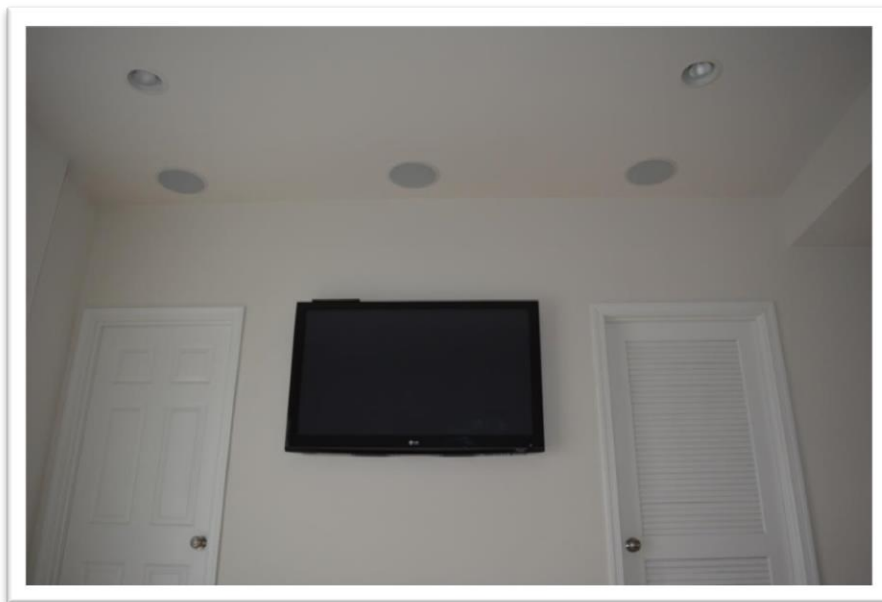
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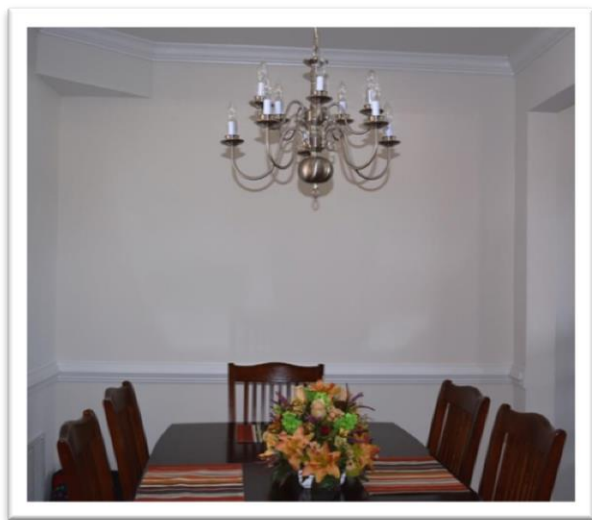
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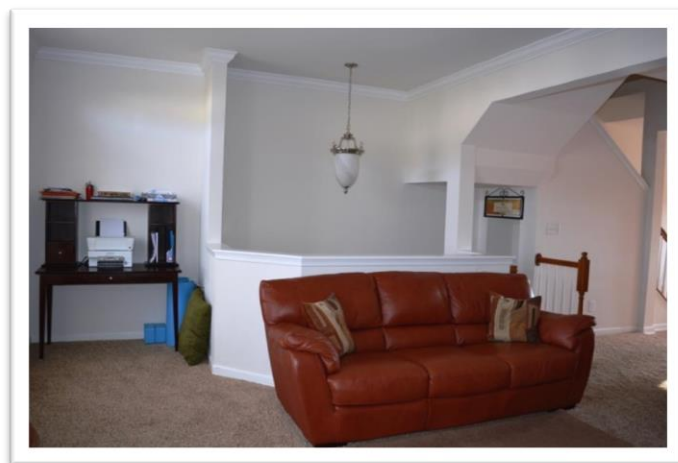
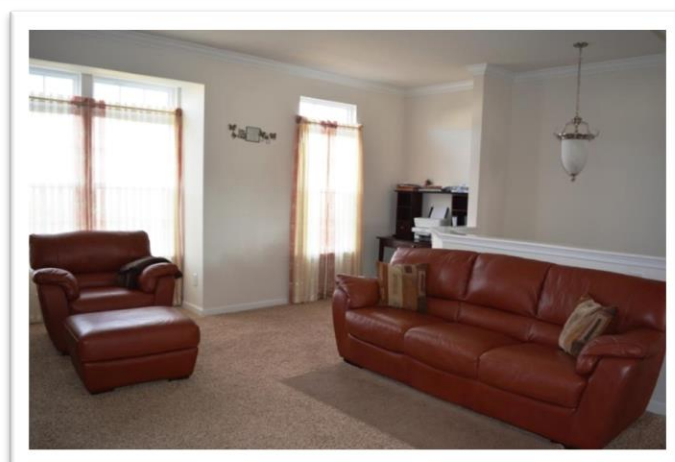
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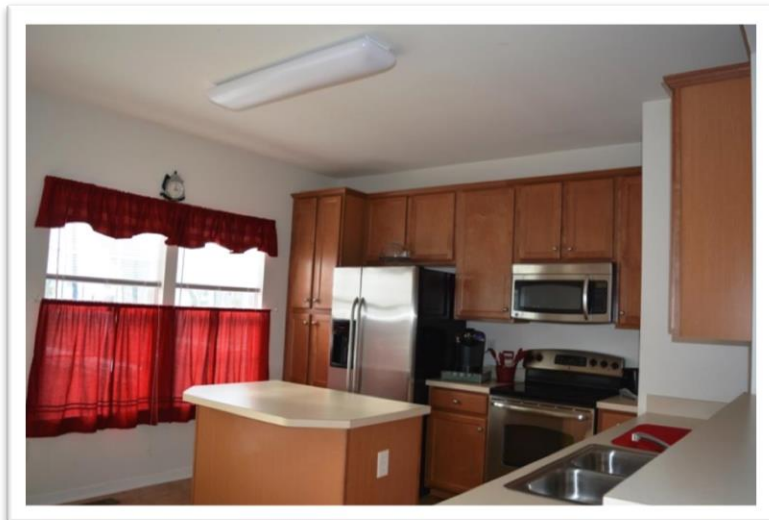
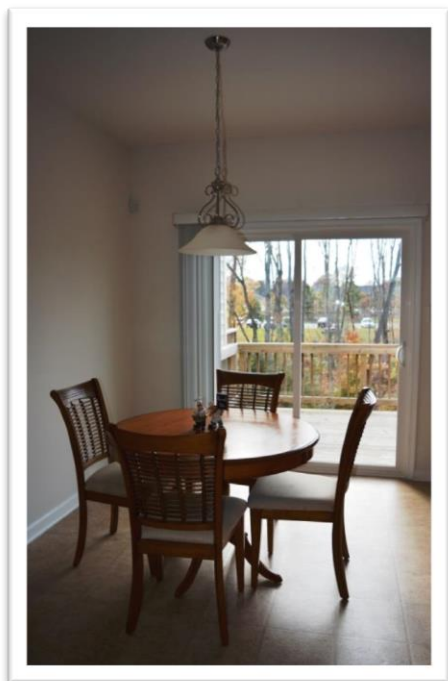
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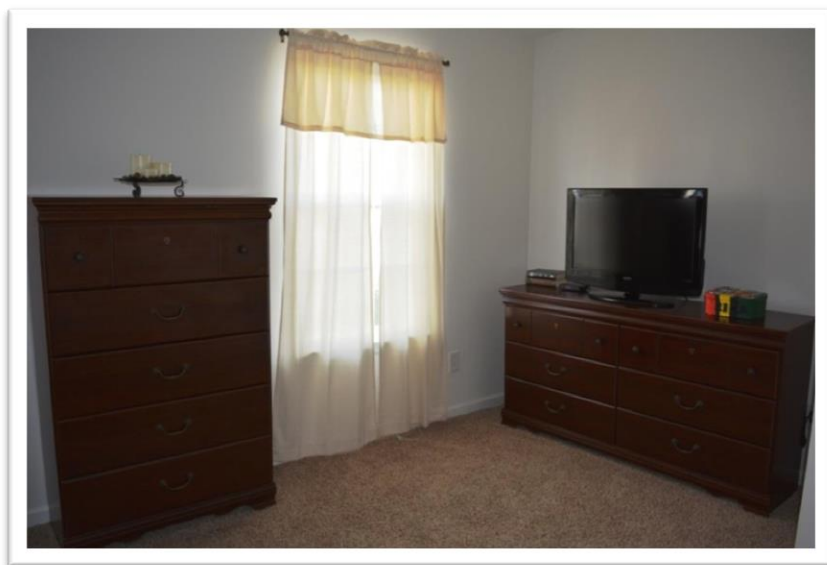
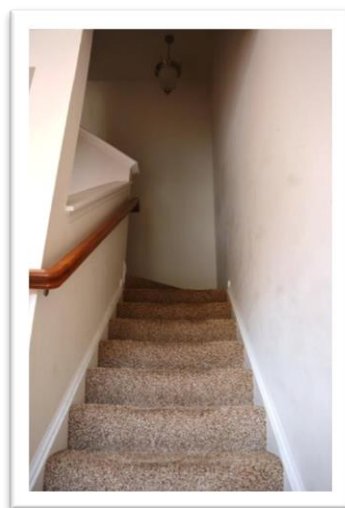
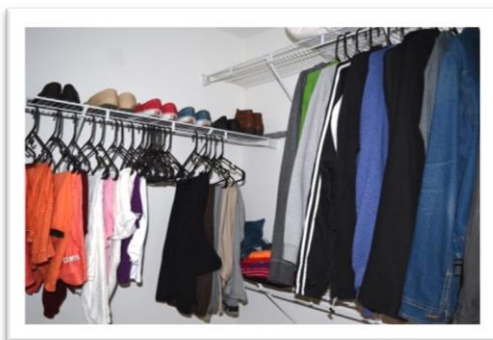
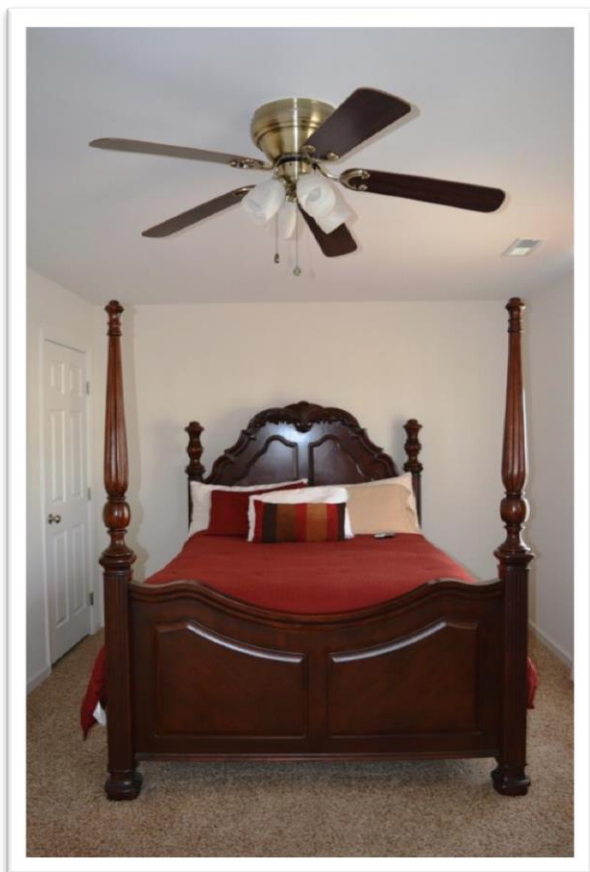
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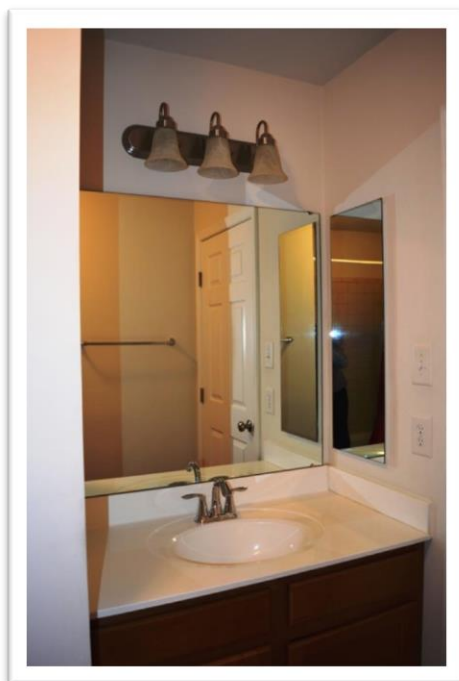
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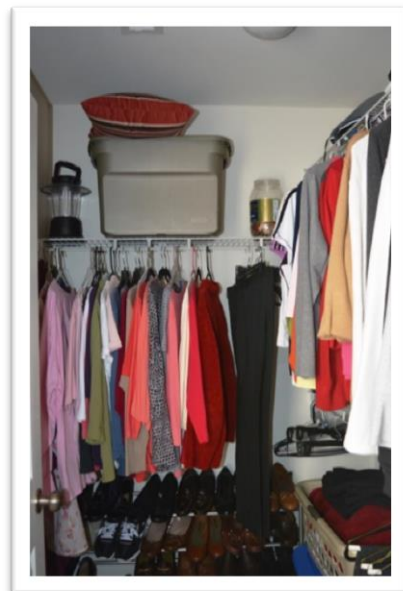
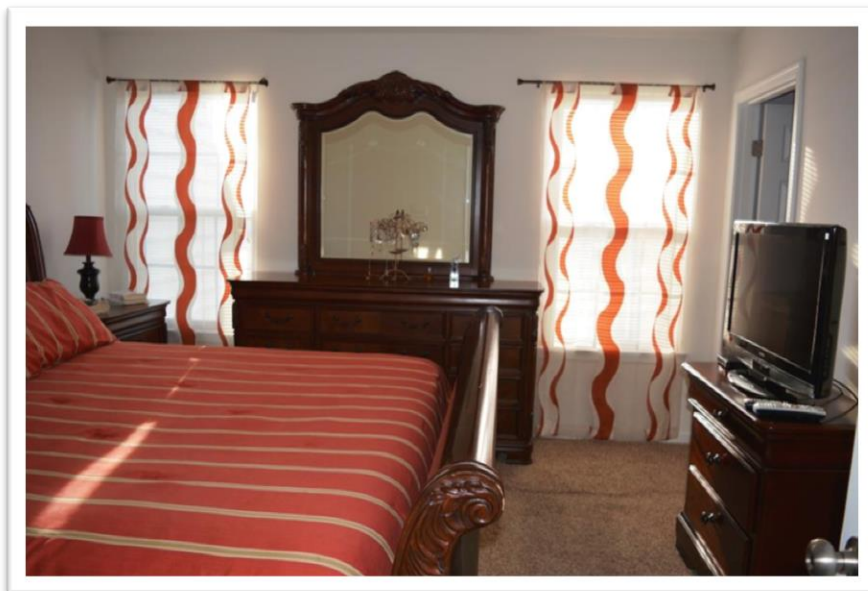
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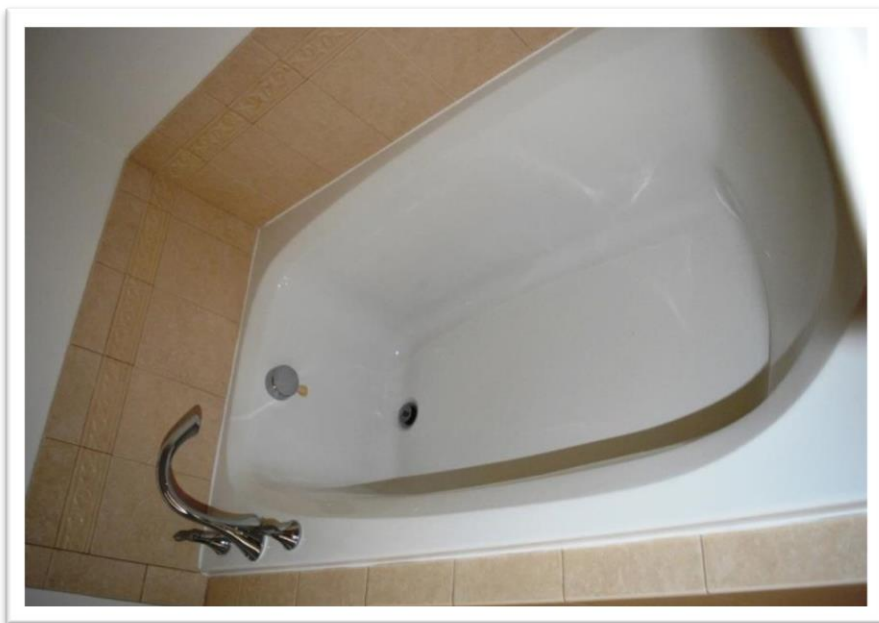
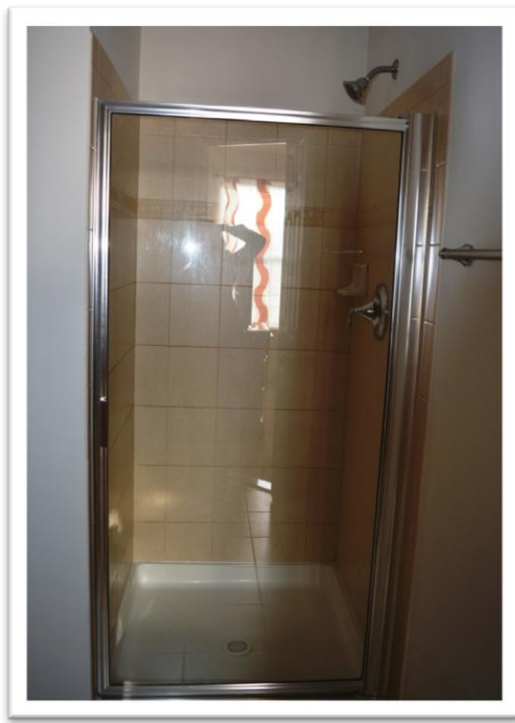
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Property Description

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

First Level

- Foyer: 15'8" x 8'10" - Tile Floors, Chandelier, Garage Access
4'2" x 3'0" - Media Closet, Electric Hot Water Heater, Security System
- Garage: 18'10" x 10'0" - Cement Floors, Light, Emergency Water Shut Off
- Media Room:
3rd Bedroom: 18'8" x 13'2" - Carpet, Surround Sound, Recessed Lights, HVAC Intake, Sliding Doors, Electric Panel, Double Sliding Doors to the Back Yard
- Utility Room: 10'8" x 5'10" - Cement Floors, Storage Shelf, Washer & Dryer Convey, Furnace
- Half Bath: 5'2" x 4'11" - Tile Floors, Mirror, Light, Pedestal Sink, Towel Hanger, Exhaust

Second Level

- Great Room: 21'11" x 15'7" - Carpet, Dining Area, Chandelier, Crown Molding, Chair Molding, Family Sitting Area, Double Window, Single Window, HAVC Control, HVAC Intake



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Second Level

- Eat-In Kitchen: 17'9" x 12'10" - Vinyl Floors, Double Sink, Stainless Appliances, Microwave, Electric Cooking, Double Door Refrigerator, Chandelier, Island, Pantry, Deck Access
- Deck: 12'0" x 10'0" - Treated Wood, Access from Kitchen

Third Level

- Hall on 3rd Floor: 10'5" x 8'9" - Carpet, HVAC Intake, Chandelier
1'0" x 1'0" - Linen Closet
- Hall Bath: 8'3" x 5'2" - Vinyl Floors, Wood Vanity, Mirror, Light, Exhaust, Tile Tub & Shower, Mirrored Storage Cabinet
- Master Bedroom: 13'0 x 12'10" - Carpet, 2 Windows, Lighted Ceiling Fan
5'10" x 5'1" - Walk-In Closet
- Master Bath: 13'1" x 6'1" - Tile Floors, Double Sink, Wood Vanity, Tile Standing Shower, Soaking Tub, Mirror, Light, Exhaust, Recessed Lighting
- Bedroom #2: 10'0" x 18'6" - Carpet, Lighted Ceiling Fan, 2 Windows, Walk-In Closet



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Details

View:	Wooded View from the Back
Deck:	Treated Wood
Lot:	.05 Acres - Flat Lot
Drive Way:	Extends From Street To Garage
Home Exterior:	Brick and Vinyl Siding
Roof:	Composition Singles
Doors:	Insulated Doors
Windows:	Insulated with Screens
Porch:	Front Entry
Attic:	Access Panel
Unfinished Area:	None
Basement:	None: Slab Foundation



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Property Specifications

County:	Hanover County
Subdivision:	Rutland
Style:	Townhouse
PID:	8706-14-3051
Year Built:	2009
Taxes:	\$1,747.98 - Per 2014 County Records
Tax Assessment:	\$215,800 - Per 2014 County Records
Total Area:	1,447 Square Feet Per County Records
Heated Area:	1,447 Square Feet Per County Records
Cooling:	Central Air
Heating:	Heating
Heating Fuel Source:	Natural Gas
Utilities:	County Water and Sewer
Hot Water:	Tanked
HW Fuel Source:	Natural Gas
Contingency:	None

Home Owners Association: Townhouse Association and Community Association

Fee Amount: \$204.00 Quarterly for Community Association
\$116.00 Monthly for Townhouse Association

Townhouse Fee Covers: Exterior Maintenance, Lawn Maintenance, Condo Association Management, Irrigation, Trash Removal

Community Association Covers: Common Area, Community Management, Pool, Tennis Courts, Basket Ball Court, Common Area Irrigation and Lawn 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.



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