

# Great Value Located in Chestnut Hills

2404 & 2406 4<sup>th</sup> Avenue, Richmond, VA 23222

- ❖ 1,680 Sq. Ft.
- ❖ 840 SF Per Unit
- ❖ .19 Acres
- ❖ 2 Level Home
- ❖ 2 Bedrooms Per Unit
- ❖ 1 Full Bath Per Unit
- ❖ Refrigerator
- ❖ Eat-In Kitchen
- ❖ Stove
- ❖ Refrigerator
- ❖ Fenced Back Yard
- ❖ Central Air
- ❖ Monthly Leases
- ❖ \$550 Rents Per Unit



## Sunshine Realty Group LLC

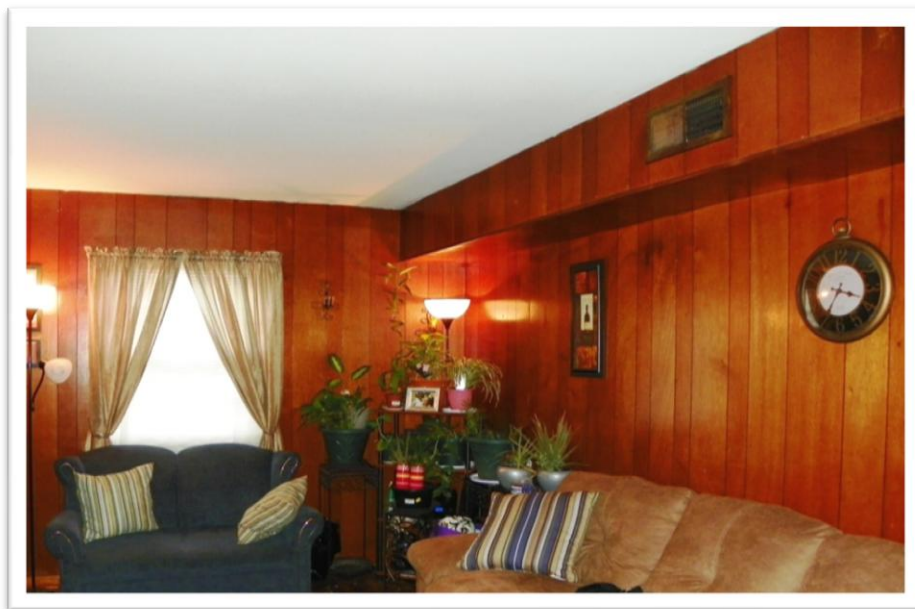
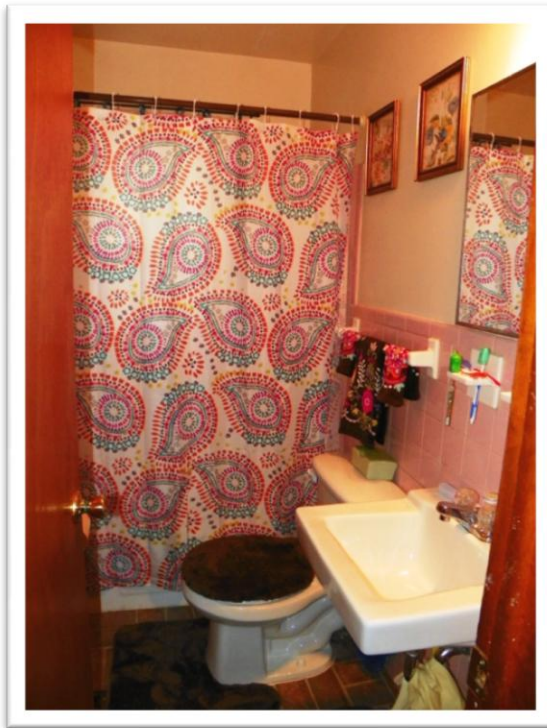
Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO  
P.O. Box 4754, Glen Allen, VA 23059

SRG LLC.net --- [Dawn.Sclater@gmail.com](mailto:Dawn.Sclater@gmail.com) --- (804) 307-8686



# Great Value Located in Chestnut Hills

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Unit 2404



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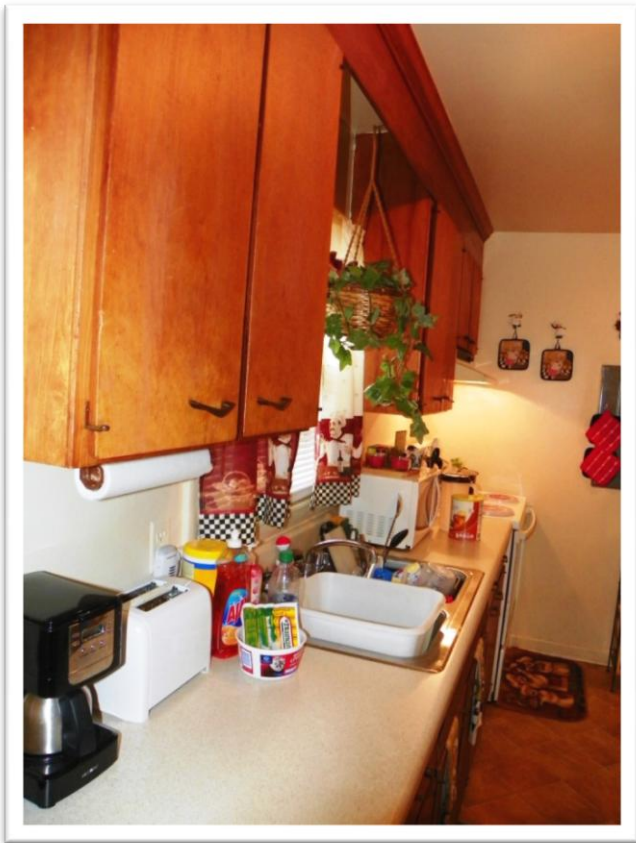
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Unit 2404



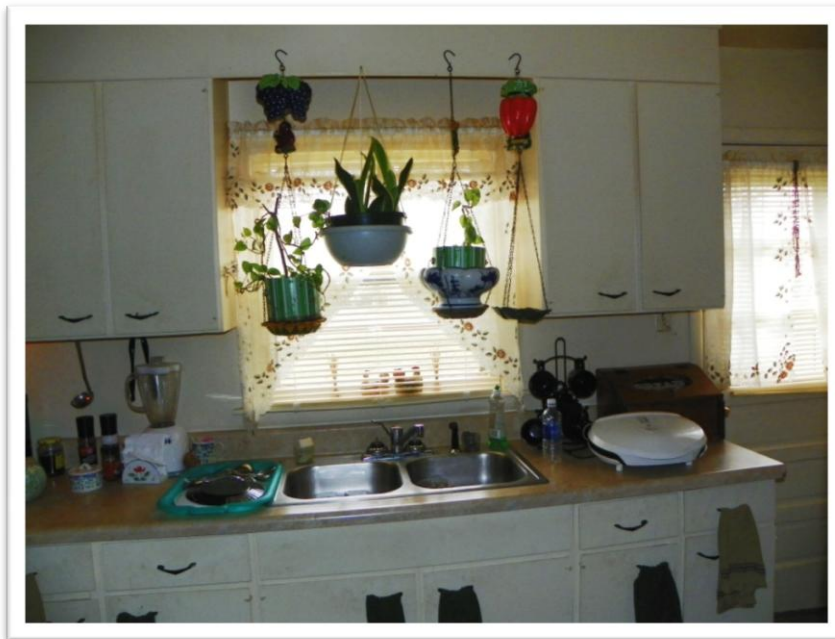
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Unit 2406



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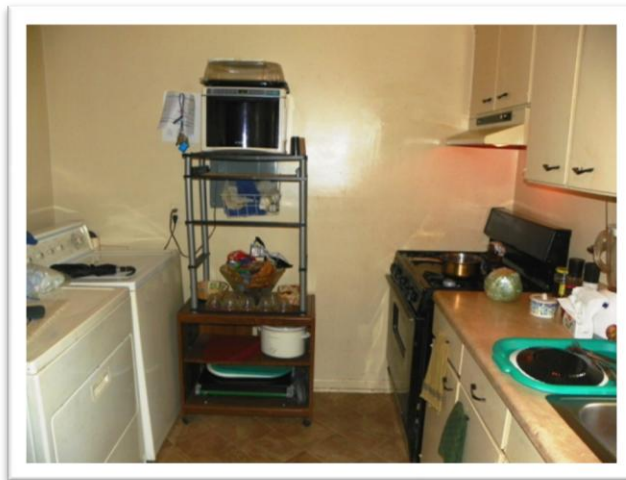
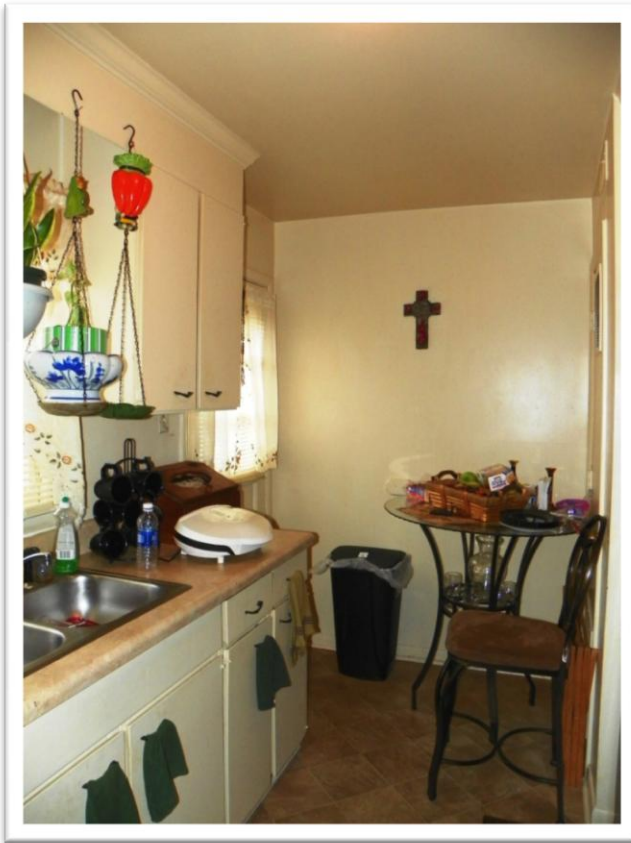
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Unit 2406



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## Property Specifications

City:	City of Richmond
Subdivision:	Chestnut Hills
Style:	Duplex
PID:	N0000658004
Year Built:	1968
Taxes:	\$1,320 - 2013 Per County Records
Tax Assessment:	\$110,000 - 2013 Per County Records
Total Area:	1,680 Square Feet Per Tax Report
Heated Area:	1,680 Square Feet Per Tax Report
Cooling:	Central Air
Heating:	Heating
Heating Source:	Natural Gas
Utilities:	County Water and Sewer
Hot Water:	Tanked
Hot Water Source:	Natural Gas
Contingency:	Tenant Rights
MLS:	1307195

**Home Owners Association:** None

## Schools

Overby-Sheppard Elementary

Martin Luther King Jr. Middle

Armstrong 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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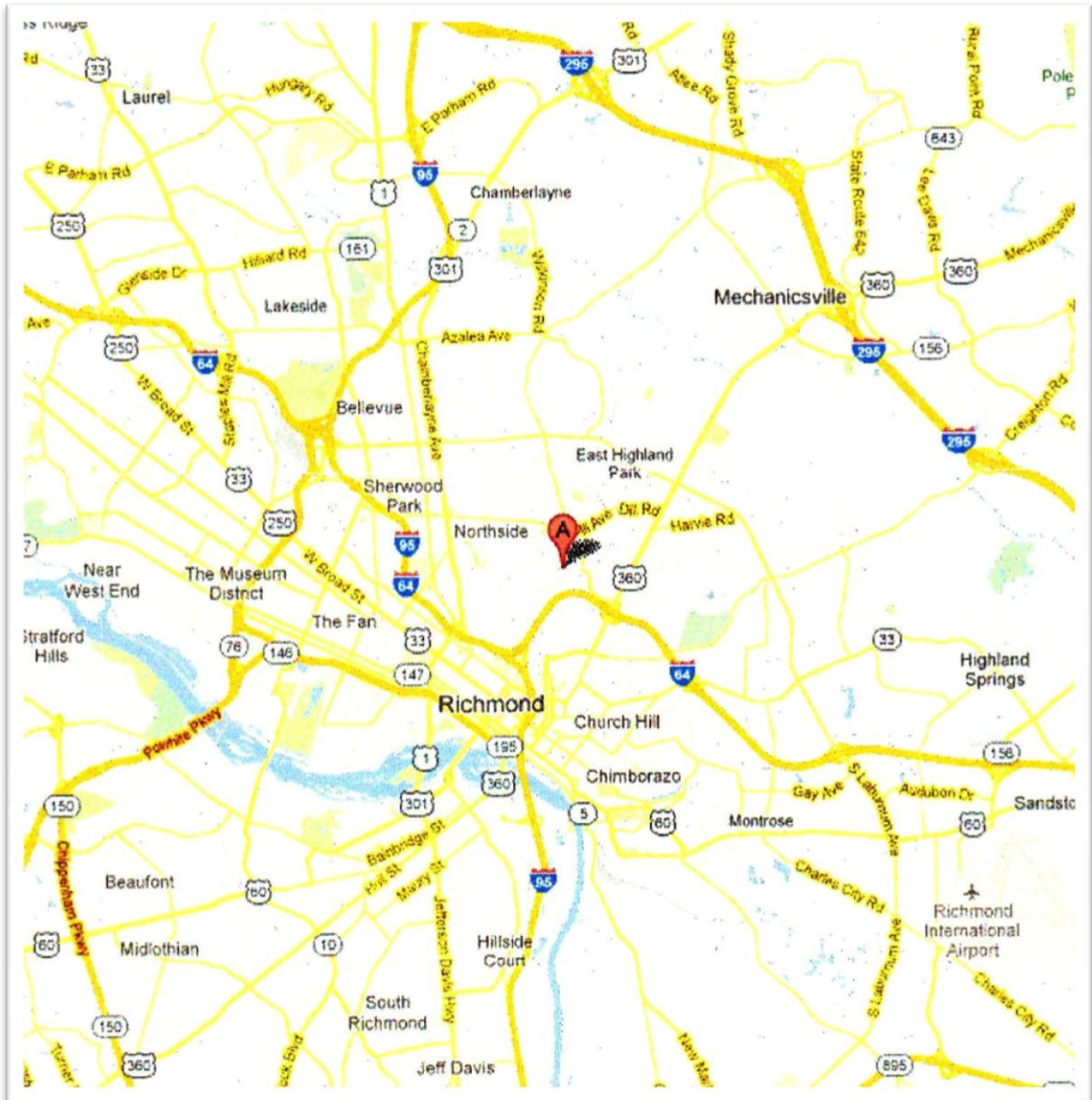
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## Area Map



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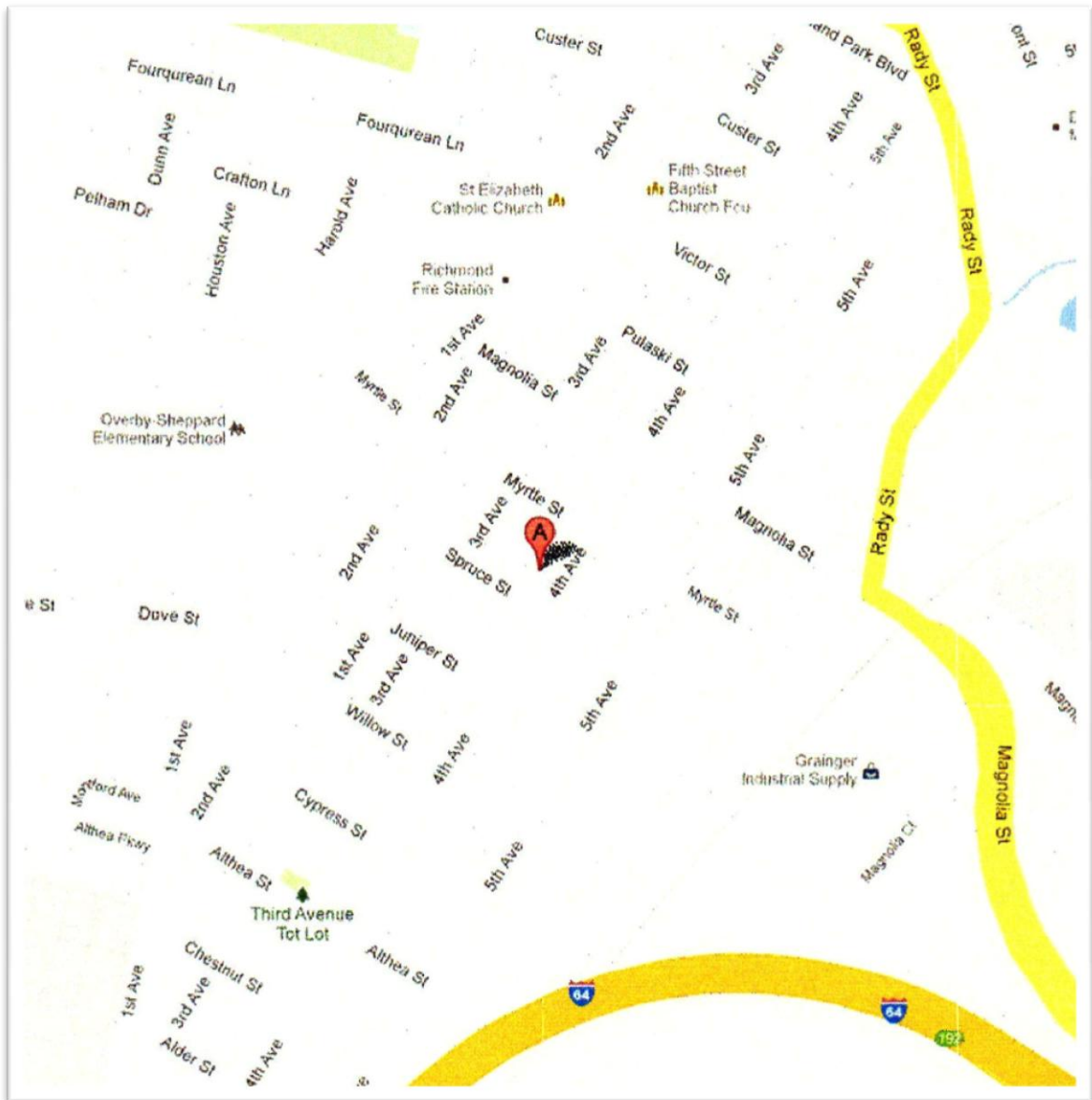




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## Street Map



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