

# Completely Renovated Home Located In Summer Hill

2405 Summer Hill Avenue, Richmond, VA 23234



- ❖ 960 Sq. Ft.
- ❖ .17 Acres
- ❖ Ranch Home
- ❖ 3 Bedrooms
- ❖ 2 Full Baths
- ❖ New Roof
- ❖ New Windows
- ❖ New HVAC
- ❖ New Central Air
- ❖ New Hot Water Heater
- ❖ New Stove
- ❖ New Dishwasher
- ❖ New Disposal
- ❖ New Disposal
- ❖ Eat in Kitchen
- ❖ New Kitchen Cabinets
- ❖ New Front Porch
- ❖ New Back Deck
- ❖ New Hampton Bay Lighted Ceiling Fans
- ❖ New Carpet
- ❖ Updated Electrical
- ❖ New Siding
- ❖ New Wood Vanities
- ❖ New Tile In Bathroom Floor & Shower
- ❖ New Tub & Shower
- ❖ New Doors



## Sunshine Realty Group LLC

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



**Master  
Bath**

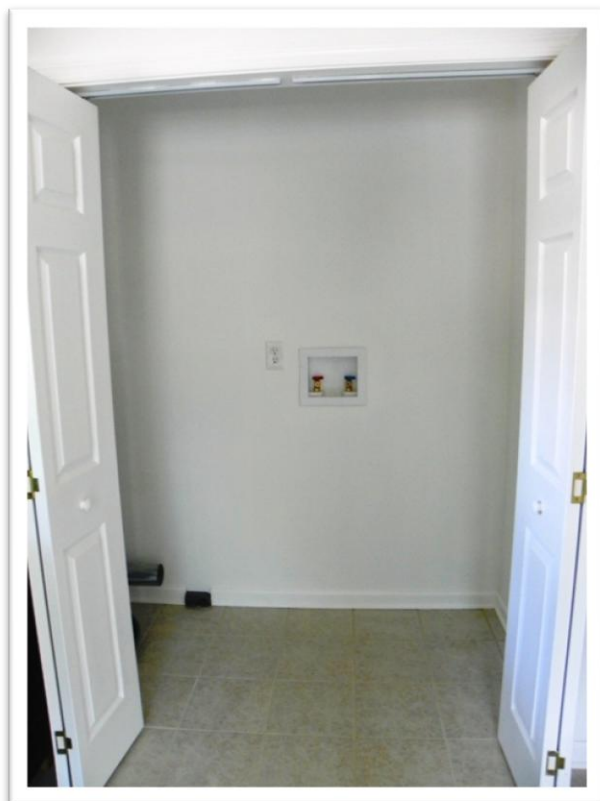
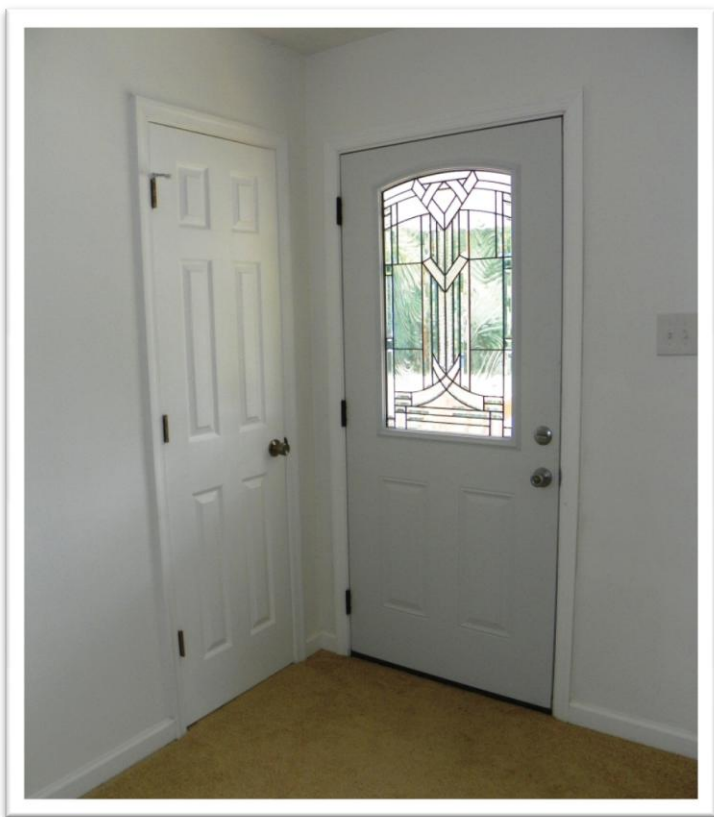


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### Property Description

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

### First Level

- Living Room:** 14'3" x 12'7" - Carpet, Window, Hampton Bay Lighted Ceiling Fan, Custom Front Door  
3'0" x 2'1" - Coat Closet
- Kitchen:** 15'5" x 10'4" - Eat In, Tile Floors, 2 Lights, 2 Windows, 9 Window Door, Wood Cabinets, Stove, Dishwasher, Microwave, Disposal, Double Sink, Deck Access  
7'6" x 3'1" - Utility Closet with Washer & Dryer Connections, Electric Hot Water Heater
- Hall:** 16'4" x 2'11" - Carpet, HVAC Control, Light, Smoke Alarm, Attic Access  
2'3" x 2'5" - Mechanical Closet  
2'1" x 1'1" - Linen Closet
- Hall Bath:** 7'11" x 5'0" - Tile Floors, Tub & Shower, Wood Vanity, Mirror, Light, Exhaust, Paper Hanger
- Master Bed Room:** 11'11" x 10'4" - Carpet, 2 Windows, Hampton Bay Lighted Ceiling Fan
- Master Bath:** 7'11" x 4'10" - Tile Floors, Tub & Shower, Wood Vanity, Mirror, Light, Exhaust
- Bedroom #2:** 11'11" x 9'3" - Carpet, Hampton Bay Lighted Ceiling Fan, 2 Windows  
2'11" - 2'10" - Closet
- Bedroom #3:** 9'11" x 9'3" - Carpet, Hampton Bay Lighted Ceiling Fan, Window  
3'11" x 2'1" - Closet



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### Details

Lot:	.17 Acres - Flat Lot
Drive Way:	Gravel - Off Street
Home Exterior:	Vinyl Siding
Roof:	Composition Singles
Doors:	Insulated Doors
Windows:	Insulated with Screens
Back Deck:	9'1" x 7'5" - Wood, Rail, Exterior Light, Fenced Back Yard
Front Country Porch:	15'4" x 5'9" - Half Front, Wood, Exterior Light
Attic:	Hall Access
Fence:	Full Rear



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### Property Specifications

County:	City of Richmond
Subdivision:	Summer Hill Plaza
Style:	Single Family Home
PID:	50080560027
Year Built:	1978
Taxes:	\$864.00 - 2012 Per County Records
Tax Assessment:	\$72,000 - 2012 Per County Records
Total Area:	960 Square Feet Per Tax Report
Heated Area:	960 Square Feet Per Tax Report
Cooling:	Central Air
Heating:	Forced Hot Air
Heating Source:	Electric
Utilities:	County Water and Sewer
Hot Water:	Tank
Hot Water Source:	Electric
Contingency:	None
MLS:	1326504

**Home Owners Association:** None

### Schools

Summer Hill Elementary \* Boushall Middle \* George Wythe 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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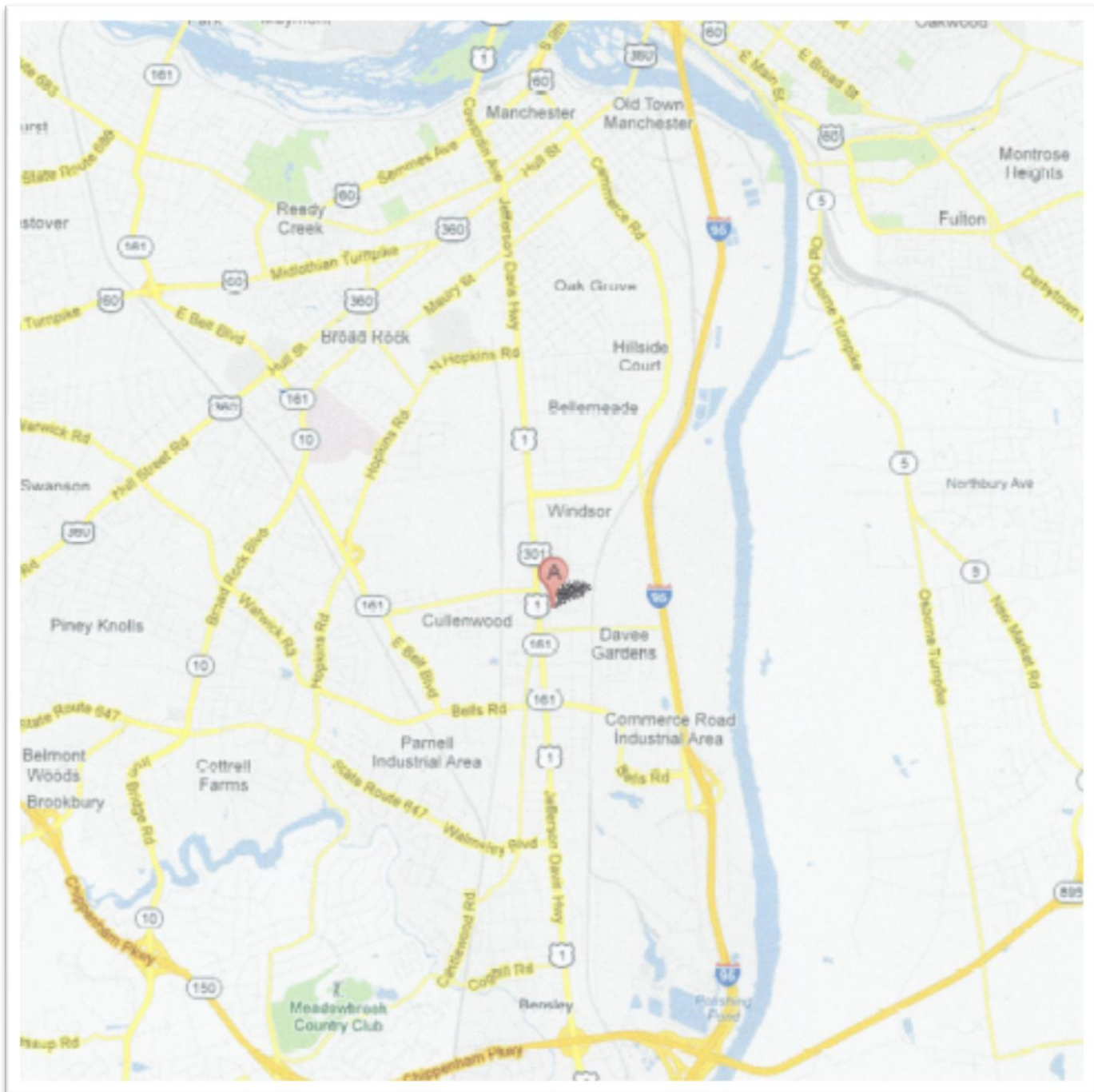
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## Area Map



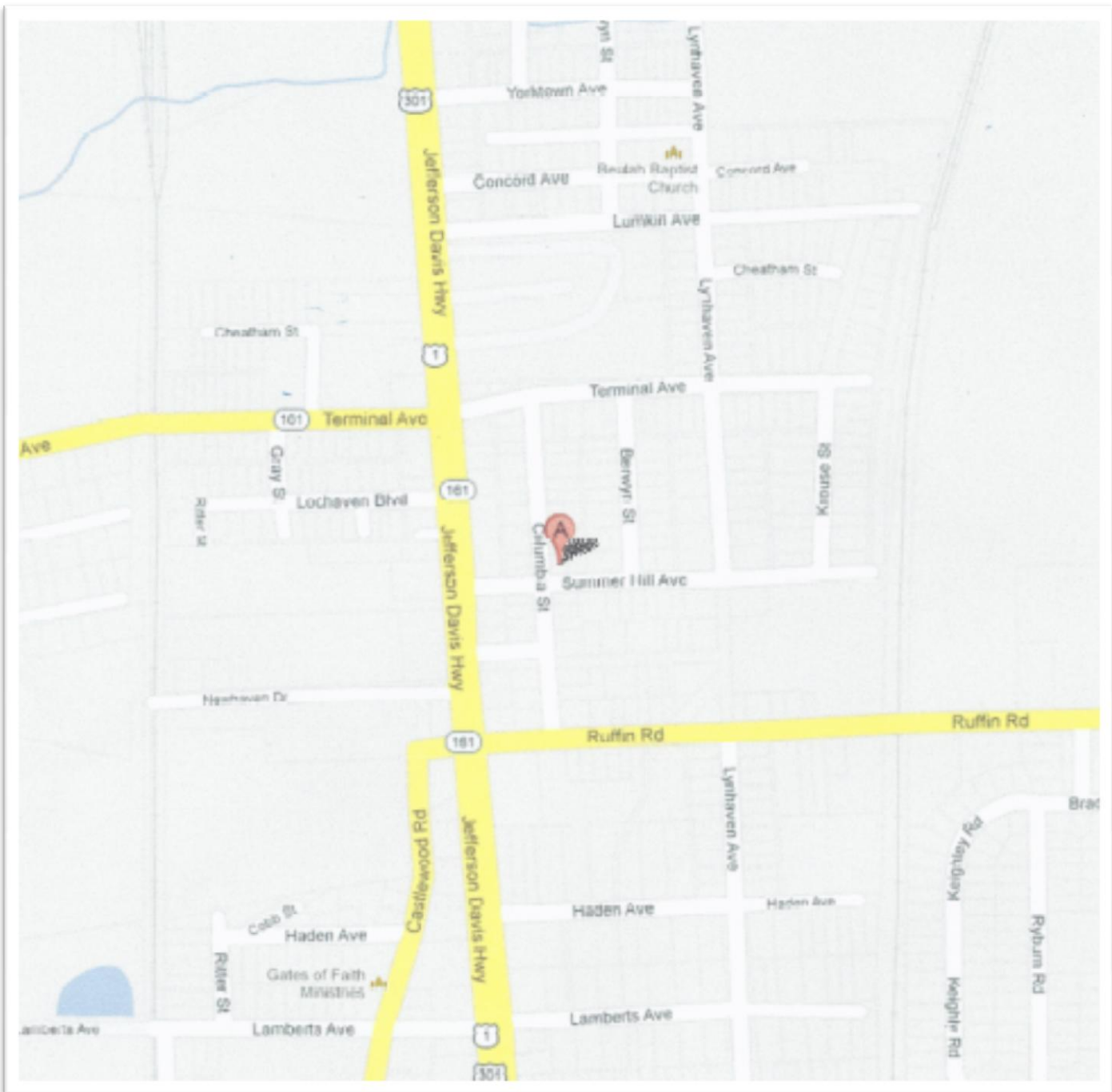
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## Street Map



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