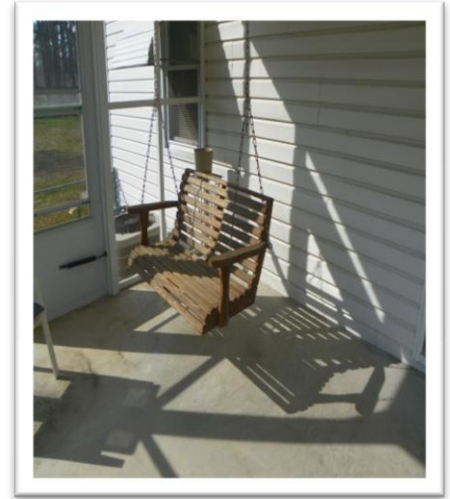


Beautiful Home Located In Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



- ❖ 1,890 Finished SF.
- ❖ 3,398 Total SF.
- ❖ 2.5 Level Home
- ❖ 3 Bedrooms
- ❖ 2 Full Baths
- ❖ Garage
- ❖ Screened Porch
- ❖ Covered Patio
- ❖ Detached Shed
- ❖ Full Basement
- ❖ Gas Fireplace
- ❖ Refrigerator
- ❖ Hardwood Floors
- ❖ Microwave
- ❖ Cook Top



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



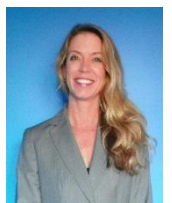
Beautiful Home Located In Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



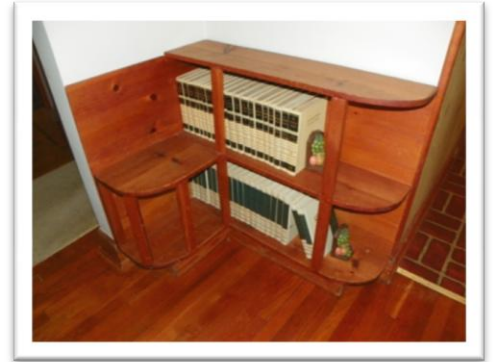
Sunshine Realty Group LLC

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



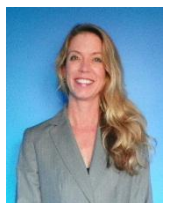
Beautiful Home Located In Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



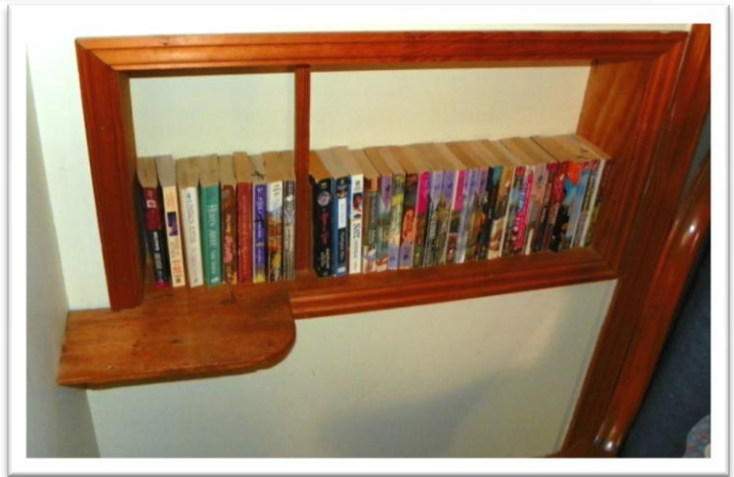
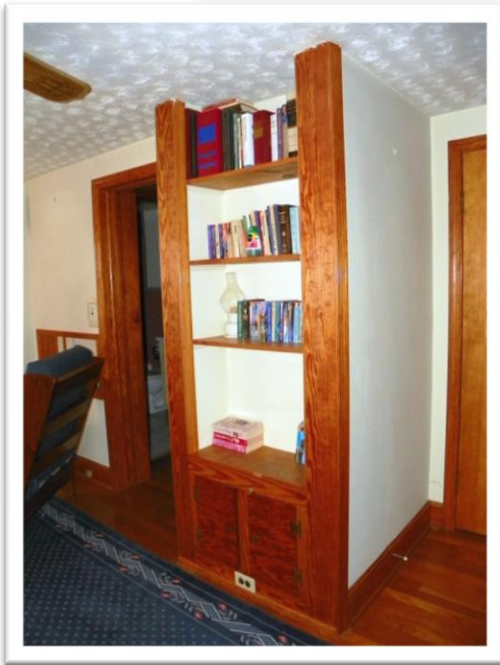
Sunshine Realty Group LLC

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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



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



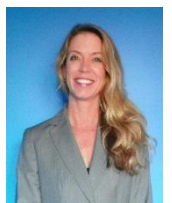
Beautiful Home Located In Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834

Property Description

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

First Level

- Living Room: 22'10" x 12'5" - Hard Wood Floors, Built In Shelving, Gas Fire Place, Triple Window, Arch Door Way, Custom Window Treatments
- Covered Porch: 11'11" x 9'10" - Cement Floors, Covered, Screened, Swing, Light
- Dining Room: 12'11" x 9'1" - Vinyl Floors, Lighted Ceiling Fan, Double Window, Custom Window Treatments
- Kitchen: 16'11" x 12'9" - Vinyl Floors, Window, Gas Cook Top, Build in Oven, Double Sink, Eat In, Disposal, Wood Cabinets, Access to Back Yard, Basement,
- Hall: 15'9" x 3'6" - Hard Wood Floors, Light
1.0 x 1.0 - Linen Closet
- Master Bed Room: 16'4" x 13'2" - Hard Wood Floors, Lighted Ceiling Fan, 2 Windows, Custom Window Treatments
2'9" x 2'0" - Closet
3'4" x 2'0" - Closet
- Bedroom #2: 23'9" x 9'11" - Hard Wood Floors, Lighted Ceiling Fan, Sliding Doors to Patio, 2 Windows, Custom Window Treatments & Shutters
5'3" x 1'11" - Closet
- Hall Bath: 7'10" x 5'5" - Vinyl Floors, Tub and Shower, Wood Vanity, Medicine Cabinet, Window with Shutters



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834

Property Description

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

Second Level

- Bedroom #3: 35'7" x 11'6" - Hard Wood Floors, Double Window, Custom Window Treatments, Single Window, Custom Shelving, 2 Built In Twin Beds, Built in Desk
- $\frac{3}{4}$ Bath: Vinyl Floors, Sink, Medicine Cabinet, Shower, Mirror, Light

Basement

- Work Room: 14'2" x 14'2" - Cement Floors, 2 Windows, Electricity
- Utility Area: 36'11" x 14'2" - Cement Floors, Washer & Dryer Connections, Hot Water Heater, Furnace, Storage Area
- Game Room: 22'1" x 14'0" - Vinyl over Cement, 2 Windows, Eating Area, Bar, Cinderblock Walls

Exterior

- Garage: 21'11" x 13'11" - Cement Floors, Garage Door Opener, Electricity, 3 Windows, Pet Door
- Shed: 12'0" x 5'5" - Cement Floors, Electricity, Vinyl Siding



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834

Property Description

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

Details

Patio:	Covered with Cement Floors
Drive Way:	Circular Cement Paved Drive - Extends from Street
Home Exterior:	Vinyl Siding
Roof:	Composition Singles
Side Porch:	Side Entry, Screened, and Covered
Front Porch:	Covered Stoop
Total Space:	3,398 Total Square Feet
Unfinished Area:	1,508 Square Feet
Shed:	Detached



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 Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834

Property Specifications

County:	City of Colonial Heights
Style:	Detached Single Family Home
PID:	0700010006A
Year Built:	1955
Taxes:	\$1,586.88- 2013 Per City Records
Tax Assessment:	\$139,200 - 2013 Per City Records
Cooling:	Central Air
Heating:	Forced Hot Air
Heating Source:	Natural Gas
Utilities:	County Water and Sewer
Hot Water:	Tank
Hot Water Source:	Natural Gas
Contingency:	None
MLS:	1308355

Home Owners Association: None

Schools

Lakeview Elementary * Colonial Middle * Colonial 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 heir 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

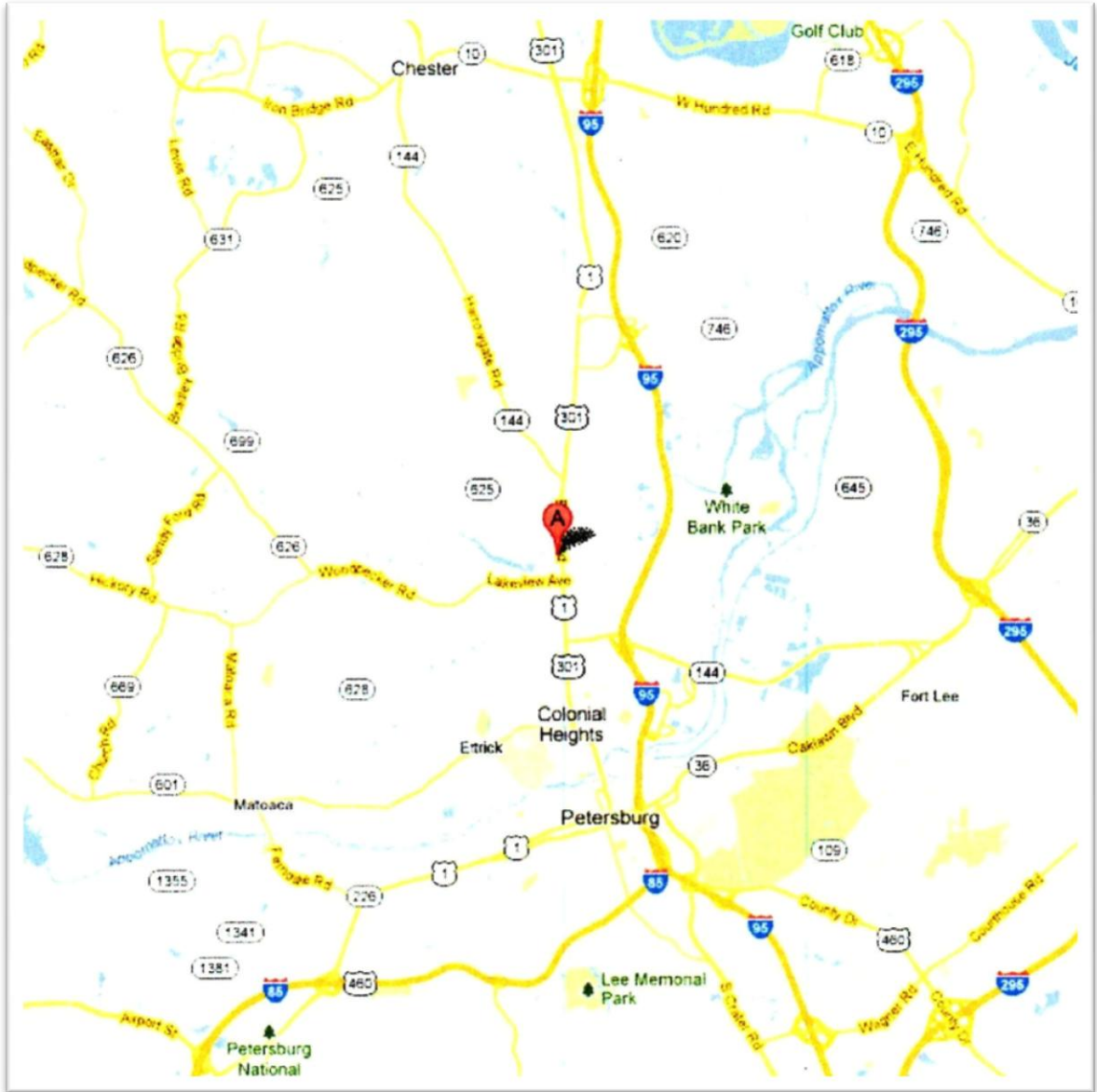
Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO
P.O. Box 4754, Glen Allen, VA 23059
SRG LLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834

Area Map



Sunshine Realty Group LLC

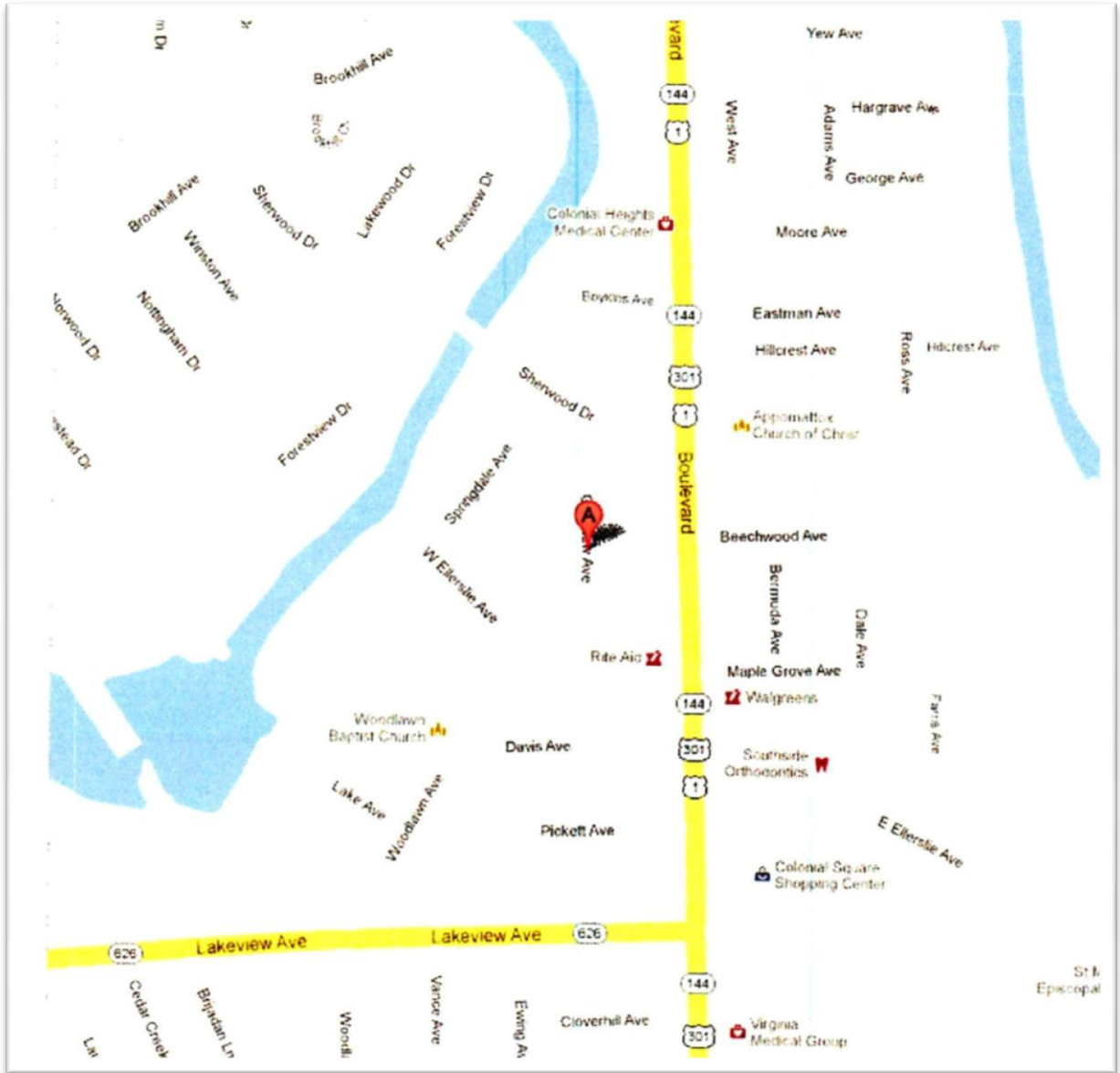
Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO
P.O. Box 4754, Glen Allen, VA 23059
SRGLLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



Beautiful Home Located In Colonial Heights

3202 Glenview Avenue, Colonial Heights, VA 23834

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

