

# Beautiful Home Located In Stratford Hills

7546 Marilea Road, Richmond, VA 23225



- ❖ 2,803 Sq. Ft.
- ❖ 0.4348 Acres
- ❖ Tri Level Home
- ❖ 4 Bedrooms
- ❖ 2.5 Full Baths
- ❖ Bonus Room
- ❖ Huge Work Shop
- ❖ 2 Wood Fireplaces
- ❖ Remodeled Kitchen
- ❖ Refrigerator
- ❖ Oven
- ❖ Dishwasher
- ❖ Washer & Dryer
- ❖ Microwave
- ❖ Granite Counters
- ❖ Bay Window
- ❖ Master Bath

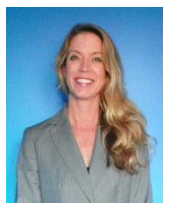


## Sunshine Realty Group LLC

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

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Gorgeous Kitchen With Granite Counters And Tile Floors



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Spacious  
Living Area



Master Bed And  
Bath With  
Double Closet &  
Single Closet

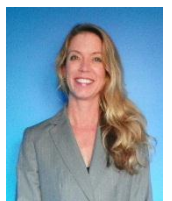


3<sup>rd</sup> Bedroom  
Features  
Hardwood  
Floors & Double  
Closet



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## Property Description

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

### Second Level

- Formal Living Room: 19'8" x 15'0" - Hardwood Floors, Bay Window, Wood Fireplace  
1'10" x 3'4" - Coat Closet
- Side Porch: 9'11" x 11'8" - Cement, Screened, Roof, Lighted Ceiling Fan
- Kitchen: 10'5" x 12'0" - Tile Floors, 3 Windows, Eat in, Light, Fridge, Dishwasher, Microwave, Electric Range, Exhaust, Wood Cabinetry

### Third Level

- Hall: 13'10" x 2'10" - Hardwood Flooring, Pull Down Attic Access, Lighted
- Hall Bath: 6'11" x 6'5" - Tile Floors, Pedestal Sink, Mirror, Light, Exhaust, Window  
1'0" x 2'2" - Linen Closet
- Master Bed Room: 12'11" x 11'3" - Hardwood Flooring, Lighted Ceiling Fan  
1'11" x 5'8" - Double Closet  
3'10" x 2'7" Single Closet
- Master Bath: 7'8" x 3'8" - Tile Flooring, Tile Shower, Mirrored Medicine Cabinet, Wood Vanity, Mirror, Exhaust, Light
- Bedroom #3: 10'11" x 10'5" - Hardwood Flooring, Window, Light  
2'0" x 5'4" - Double Closet



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### First Level

|                      |  |
|----------------------|--|
| Bedroom #4:          | 11'11" x 21'9" - Cement Floor, Back Door, 2 Windows,<br>Painted Panel<br>2'11" x 4' 7" - $\frac{1}{2}$ Bath<br>5'5" x 1'11" Cedar Lined Closet |
| Bonus Room:          | 11'3" x 16'5" - Cement Flooring, Fireplace, Window,<br>Storage Cabinets, Light, Painted Panel Walls  |
| Laundry/Utility Room | 7'3" x 11'7" - Tile Floors, Hot Water Heater, Backyard<br>Access   |



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## Details

|                  |   |
|------------------|---|
| Lot:             | .4348 Acres - Flat Lot                        |
| Drive Way:       | Extends From Street Back of Home - Paved      |
| Home Exterior:   | Brick and Vinyl Siding                        |
| Roof:            | Composition Shingles                          |
| Doors:           | Insulated & Storm Doors                       |
| Windows:         | Thermal Windows                               |
| Porch:           | Front, Brick                                  |
| Attic:           | Pull Down                                     |
| Unfinished Area: | 869 Square Feet                               |
| Huge Work Shop:  | Electric, Bay Door, Pedestrian Door, Detached |



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## Property Specifications

|                 |                                     |
|-----------------|-------------------------------------|
| County:         | Richmond                            |
| Subdivision:    | Stratford Hills                     |
| Style:          | Tri-Level                           |
| PID:            | C0040533014                         |
| Year Built:     | 1956                                |
| Taxes:          | \$2,748- 2011 Per County Records    |
| Tax Assessment: | \$229,000 - 2011 Per County Records |
| Total Area:     | 2,803 Square Feet Per Tax Report    |
| Heated Area:    | 1,934 Square Feet Per Tax Report    |
| Cooling:        | Central Air                         |
| Heating:        | Oil                                 |
| Utilities:      | County Water and Sewer              |
| Hot Water:      | Electric                            |
| MLS:            | 1200463                             |

**Home Owners Association:** None

## Schools

Southampton Elementary \* Thompson Middle \* Huguenot 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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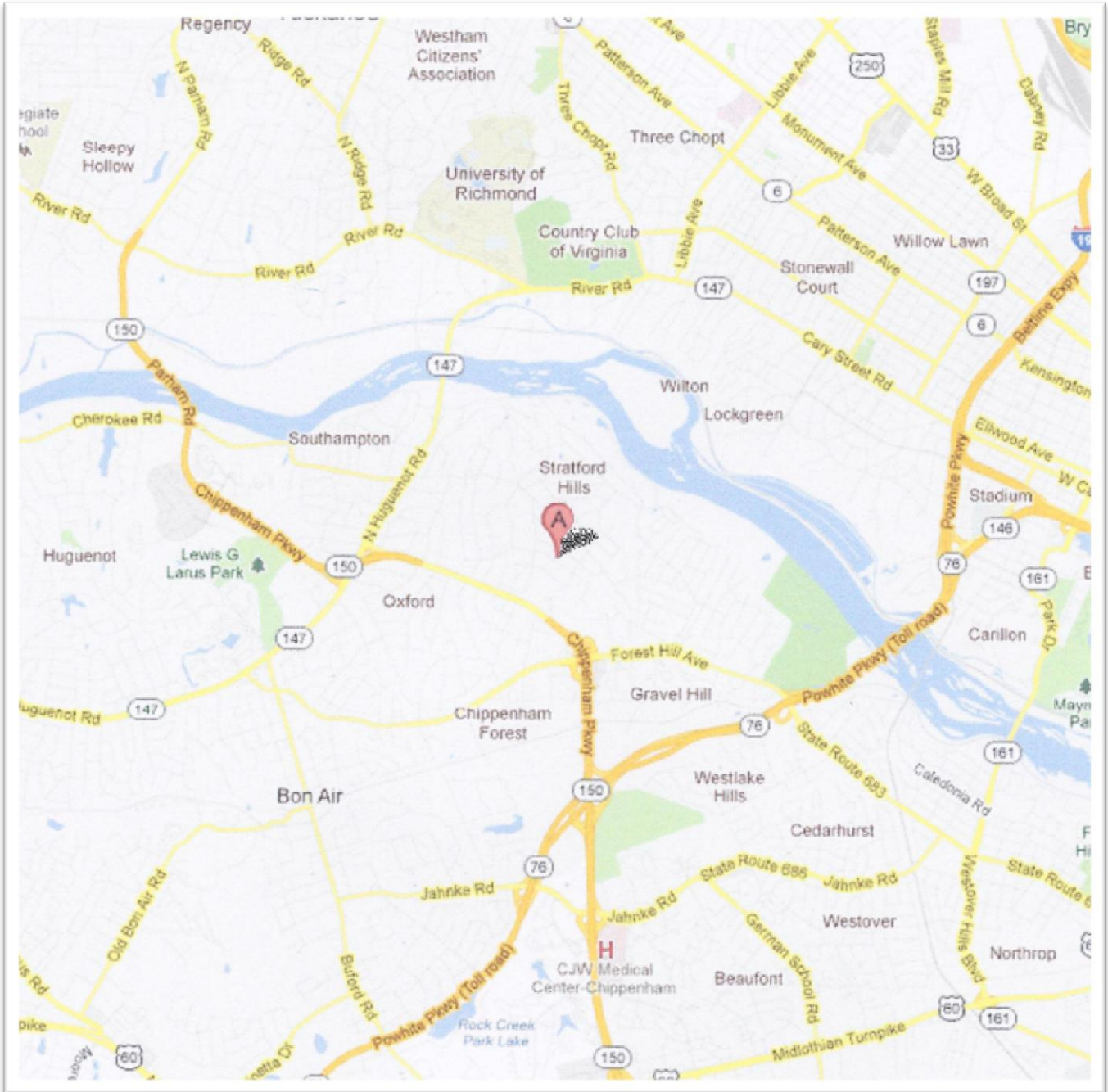




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## Area Map



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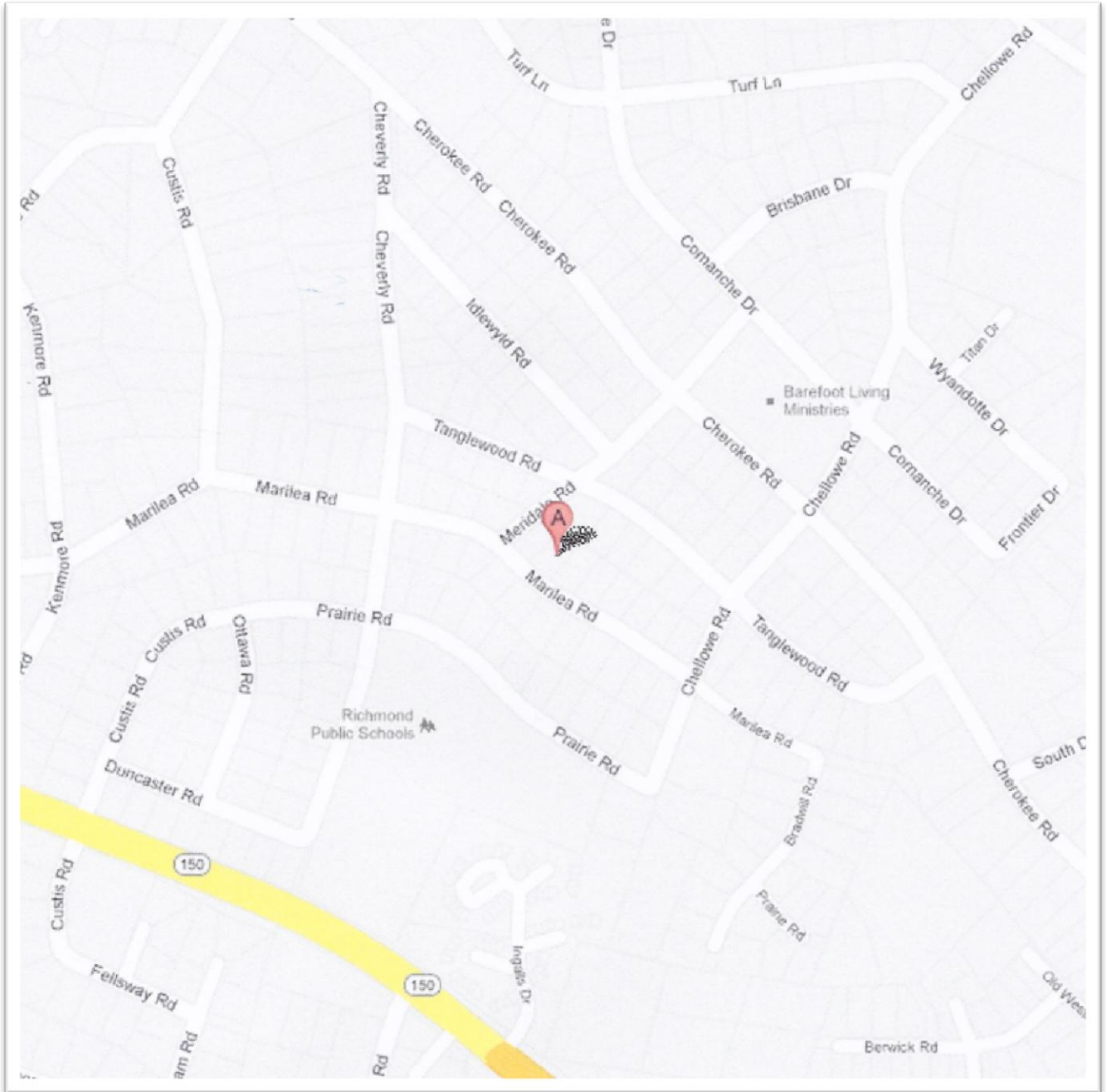




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## Street Map



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