



INTERIOR FEATURES

3397 MANOR OAKS

PALATIAL FIRST FLOOR

- LIVING ROOM GAS LOG FIREPLACE WITH SHIPLAP SURROUND
- CUSTOM SHIPLAP WALL IN FORMAL LIVING ROOM
- CUSTOM SHIPLAP CEILING ACCENT IN THE FOYER
- PRIMARY SUITE, GUEST SUITE AND OFFICE ALL SITUATED ON THE FIRST FLOOR
- CUSTOM COFFERED TRAY CEILING IN THE PRIMARY SUITE FEATURING HIS AND HER WALK IN CLOSETS
- STUNNING SOAKER TUB & CERAMIC TILE SHOWER WITH GLASS PRIVACY DOOR
- PRIMARY BATH OFFERS DUAL VANITIES WITH CUSTOM QUARTZ COUNTERS
- SCENIC VIEWS OF PRISTINE GROUNDS, POOL AND POND FROM MULTIPLE ROOMS
- FULLY ACCESSIBLE HANDICAP GUEST ROOM WITH PREMIER SPACIOUS BATH AND LARGE CLOSET SPACE
- LOVELY OFFICE WITH CUSTOM WINDOWS COULD DOUBLE AS THE 5TH BEDROOM

KITCHEN

- SOFT CLOSE CABINETRY AND DOORS THROUGHOUT
- EXPANSIVE INDEPENDENT PANTRY ROOM WITH CUSTOM BARN SLIDING DOOR
- OVERSIZED ENTERTAINERS AND CHEFS ISLAND FEATURING QUARTZ COUNTERS AND CUSTOM PINE CEILING FROM LOCAL POWHATAN WOOD MILL
- HANDCRAFTED LUXURY CABINETRY WITH GLASS DOOR ACCENTS
- CUSTOM PREMIER LIGHTING

SECOND FLOOR

- CONDITIONED SPACE IDEAL FOR CRAFT AND SEASONAL STORAGE
- LOFTED ROOM IDEAL FOR LIBRARY
- OVERSIZED BONUS ROOM IDEAL FOR MEDIA ROOM, OFFICE OR PLAYROOM
- TREMENDOUS STORAGE SPACE
- 2 FULL BATHS. 2 BEDROOMS ONE WITH ADDITIONAL FLEX SPACE



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BASEMENT

- WHOLE HOUSE WATER SOFTENER FILTER WITH SERVICE PLAN
- FULLY FINISHED FULL BATH
- 72 GALLON RHEEM HOT WATER HEATER
- ROUGHED IN PLUMBING AND ELECTRIC READY TO FINISH WITH 12 FOOT CEILINGS
- 2,700 OF SPACE TO BE UTILIZED
- WALK OUT AREA TO PREMIER OUTDOOR LIVING
- SPACIOUS STORAGE OPTIONS
- HVAC- ONE UNIT THE BASEMENT ADDITIONAL UNIT IN THE ATTIC

EXCEPTIONAL ACCENTS

- CUSTOM HAND MILLED LUMBER FROM POWHATAN COUNTY
- ARCHED CUSTOM WINDOWS
- WIDE PLANK OAK HARDWOOD FLOORS
- LED RECESSED LIGHTING THROUGHOUT THE HOUSE
- INDEPENDENT LAUNDRY ROOM WITH SPACIOUS UTILITY CLOSET WITH CUSTOM CABINETS AND WORKSPACE



EXTERIOR FEATURES

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SALTWATER POOL

- 27,000 GALLON
- DEPTH OF 6 FEET
- SIZE 42X16
- FIBERGLASS
- TANNING LEDGE
- COMPLETED IN 2021
- HEATED AND COOLED
- TRAVERTINE AND TILE SURROUND
- 3 INDEPENDENT LUXURY WATER FEATURES
- ESTIMATED ANNUAL MAINTENANCE \$1,000 FOR OPENING, CLOSING AND CHEMICALS

EXTERIOR LIVING

- SUNRISE ON THE FRONT PORCH, SUNSET ON THE REAR PORCH AND SCREENED PORCH
- FULLY SCREENED IN PORCH OFF GREAT ROOM WITH SUNBRELLA SHADES AND ADDED PROTECTION TO PREVENT PESTS
- 60X40 STAMPED CONCRETE HARDSCAPING
- OUTDOOR TV MOUNTS, OUTLETS & LIGHTING AROUND THE BAR TOP SEATING
- OUTDOOR KITCHEN INCLUDING REFRIGERTOR, GRILL AND SMOKER ON RAISED PLATFORM WITH LEATHERED GRANITE COUNTERTOPS
- VENT ON OUTDOOR FIREPLACE FOR WIND DIRECTION CONTROL
- HAND HEWN OUTDOOR CUSTOM MANTLE
- SPACIOUS WOODED REAR DECK
- HARDIPLANK AND STONE EXTERIOR FINISHES AND BRICK FOUNDATION



WHAT THE OWNER ADORES

3397 MANOR OAKS

INTERIOR FEATURES

- FIRST FLOOR MAIN LIVING WITH PRIMARY AND GUEST SUITE ON FIRST FLOOR
- OPEN FLOOR PLAN WITH BOUNTIFUL NATURAL LIGHT
- FULL WALKOUT BASEMENT OFFER EXPANDABLE LIVING SPACE
- FOURTH BEDROOM ON THE SECOND FLOOR FEATURING DISTINCTIVE DESIGN AND CUSTOM RAISED CEILING WITH IMPECCABLE VISTAS OF THE FRONT YARD
- LOFT AREA ON THE SECOND FLOOR ALLOWS FOR A SERENE RETREAT AREA

EXTERIOR LIVING

- POOL AREA FEATURING SALTWATER POOL/HEATED AND COOLED
- LUSH METICULOUSLY MAINICURED YARD AND GARDENS
- YARD WITH POND THE TRANQUILITY OF WILDLIFE AND SUNSETS
- MIXED EXTERIOR TEXTURES- CUSTOM DETAILS BY DUMONT CUSTOM HOMES
- THE HOMES PLACEMENT ON THE LOT- POSITIONED PERFECTLY TO ENJOY THE 2.9 ACRE PARCEL
- UNMATCHED VIEWS OF SUNSETS, RAINBOWS, AND MORNING SUNRISES

UTILITES AND SERVICES

- ELECTRIC PROVIDER-SOUTHSIDE ELECTRIC / AVERAGE \$350.00 MONTH /LOWEST \$239.00 IN APRIL- HIGHEST \$425.00 IN AUGUST
- PROPANE USAGE \$300.00 YEAR
- SEPTIC SYSTEM SERVICED IN JULY 2024 AND 2020
- PRIVATE WELL AND SEPTIC SYSTEM



IMPROVEMENTS

3397 MANOR OAKS

- POOL PROJECT- POOL, PATIO, KITCHEN, FIREPLACE AND FENCE-\$250,000
- BASEMENT & UPSTAIRS BATHROOM RENOVATIONS- \$30,000
- LANDSCAPING- \$15,000
- WHOLE HOUSE WATER SOFTENER AND FILTRATION SYSTEM- \$10,000
- EROSION CONTROL WITH RIPRAP- \$10,000
- DRIVEWAY REPAVED-\$10,000
- CUSTOM SHED-\$9,000
- CUSTOM WINDOW TREATMENTS-\$7,000
- SECURITY SYSTEM- \$6,000
- INVISIBLE DOG FENCE- \$5,000
- GENERATOR CIRCUIT-\$5,000
- PORTABLE GENERATOR- \$5,000

DISTANCE TO KEY AREAS

- VETERINARY SERVICES-15 MINUTES
- BON SECOURS ST FRANCIS HOSPITAL-25 MINUTES
- RICHMOND INTERNATIONAL AIRPORT-45 MINUTES
- AMTRACK TRAIN STATION- 40 MINUTES
- SHORT PUMP- 30 MINUTES
- DOWNTOWN RICHMOND- 40 MINUTES
- MIDLOTHIAN- 20 MINUTES
- THE VILLAGE OF POWHATAN- 8 MINUTES
- MAIDENS BOAT LANDING -8 MINUTES
- PHARMACY - 10 MINUTES