

~ *The Meadows at Joe Brooke Farm* ~

761 Double Oak Lane, Manakin-Sabot, VA 23103



Represented by *Joyner Fine Properties*

Richard Bower @ 476-0010

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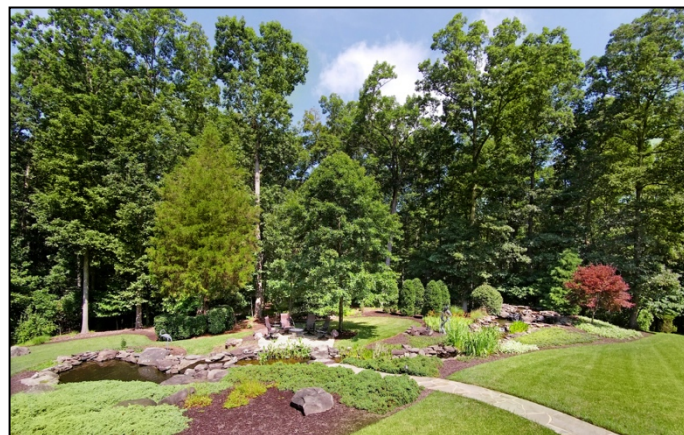


Offering Price: \$1,895,000  
 Owner: Laura Lee & Theodore L. Chandler, Jr.  
 Legal: The Meadows at Manakin 7.145 Ac, Sec 5  
 Year Built: Designed by the current owners and built in 2004 by Alan Coleman  
 Taxes: Per county records, 2018 taxes were \$7,189  
 Finished Sq. Footage: Per appraiser, finished sqft is 8,095 (first and second floors) with an expandable attic (891 sqft)  
 Schools: Randolph, Goochland, Goochland High  
 HOA: \$728.13 semi-annually to Associa Community Group: road maintenance, common area maintenance, snow and trash removal



#### Exterior Features

- Brick gates at paved driveway entry with cobblestone pad and cobblestone lined double width circular driveway with parking pad and additional parking at side entrance
- Brick exterior with brick reception area, covered front porch and bull-nosed steps and window sills
- Pennsylvania bluestone terraces and walkways
- Grand Manor roof with metal accents
- Covered bluestone terrace (15' x 9'6") with an outdoor kitchen (granite top, Dacor built-in gas grill, exhaust fan, U-Line bar refrigerator, stainless steel sink), retractable Phantom screen to an open terrace area, ceiling fan, recessed lights; brick bullnose steps lead to the back yard
- Second terrace is open with doors to the family room and sun room; sitting and dining areas; brick bullnose steps to the back yard
- Walkway and bridge to a third bluestone terrace overlooking the water features
- Water feature with a circulating water system with multiple waterfalls and koi pond
- Extensive low-voltage lighting designed and maintained by Illuminations
- Mature landscaping with towering trees and mature planting beds



## Interior Features

- First floor has 10' ceilings with transom doorways and plantation shutters on the 6 front windows; 7-member crown moulding
- Second floor has 9' ceilings and 5-member crown moulding
- Marvin windows
- Hardwood floors are 4" oak with upgraded finish (extremely durable)
- Three-car garage (31'6 x 23'3) with two windows, built-in cabinets and shelves, sink, rubber flooring, mechanicals, and a dumb waiter to second floor media room (good for firewood!)
- Two kitchens; five gas fireplaces – one is a double “see through” and one is currently wood burning
- Walk-up attic ((33' x 27' = 891 sqft) with a finished staircase and wired with electrical outlets

## Mechanicals and Systems:

- HVAC – four-zone heat pumps with gas back up
- 1,000 gallon underground propane tank
- Whole house Beam built-in vacuum system
- WiFi network: distributed throughout the home and terraces with multiple access points
- Vector security system
- Sonos sound system with 8 zones through ceiling speakers in the master bedroom and bath, sun room, kitchen, dining room, library, bedroom 2/playroom, bedroom 3 (upstairs office)
- Ring doorbell system
- Lutron Radio RA lighting with time and event programmable scenes

### Main Level

Foyer            9'8 x 9'8            Two-story  
Raised panel stained front door with sidelights and fanlight transom; hardwood floor with octagonal multi-wood stained banding details; crown moulding and chair rail; upper balcony and built-in second floor display niche overlook the foyer; chandelier is on a hydraulic chandelier lift; two “hidden” closets (coat closet and lighting controls) in the deep cased opening to the informal dining area; open to the library; open to the dining room; open to the informal dining/gathering area





Library 15'6 x 14'8

Hardwood floor; two windows; gas log fireplace with granite hearth and surround, stained mantle and chimney breast; stained raised panel wall panels; stained coffered ceiling with art lights; crown moulding with carved dentil details; chair rail with picture frame moulding below in the wainscoting; stained built-in bookcases and cabinets; door to the hall to the master suite; open to the foyer with double pocket doors





Dining Room 15'6 x 15'

Hardwood floor; crown moulding with oversized dentil details; art lights; chair rail with picture frame moulding below; two windows; gas log fireplace with custom mantle; fireplace surround and mantle is a replica of a Bottomley house design; door to the kitchen; open to the foyer





Kitchen 21'7 x 10'11

Open to the informal dining and gathering areas; arched cased opening to the informal dining; hardwood floor; crown moulding; granite countertops; tile backsplash; cherry cabinets (Jane Staley design) – some with glass front doors, pullout drawers in the cabinets, an appliance garage, corner cabinet turntables, and spice cabinets; two-tiered island with breakfast bar, a canopy above the island with recessed lighting, a double sink with disposal and Fisher-Paykel double drawer dishwasher with cherry panels; other appliances include a dual fuel range and convection oven, a built-in microwave, and a Sub Zero side-by-side refrigerator/freezer with cherry panels; separate serving bar with icemaker, double window; doorway to the back hallway and to the dining room





Informal Dining / Family Room 33'9 x 17'1

Hardwood floor; crown moulding and recessed lighting; fireplace with raised granite hearth and surround (see-through to the Florida Room), stained chimney breast with raised panel details, and custom mantle; two doors to the Florida Room; staircase to the second floor; door to the open terrace; open to the back hallway to the master suite and powder room; built-in cherry cabinets in the sitting area with 65" plasma tv; wired for surround sound with six speakers





### Bar & Wine Cellar

Built-in two-level wet bar (8'2 x 6'5) with cherry cabinets, granite countertops with a bar sink, glass shelving, tile backsplash, full sized refrigerator with cherry panels, pull out drawers, and a second serving counter; full light door to the lockable wine cellar with a 500-bottle capacity with temperature and humidity control; custom racks with high reveal lighting; granite counter; hardwood floor



### Sun Room 22'3 x 21'8

Tile floor; cathedral ceiling with skylights; five double oversized windows with transoms; two sets of full light doors open to the terraces; windows and skylights have UV coating; remote operated double-sided fieldstone gas fireplace with raised bluestone hearth and stained chimney breast





Hallway to Master Bedroom Suite

Hardwood floor; crown moulding; cased opening with a transom from the family room; separate closet with electronics center and built-in safe; door to the library; powder room; to the master suite

Powder Room 9'4 x 7

Hardwood floor; window; crown moulding; built-in furniture styled vanity with lighted vessel bowl; sconces



Master Bedroom 22'3 x 17'

Recessed entry; hardwood and carpet; crown moulding; recessed lights; built-in bookcases; remote operated fireplace with raised granite hearth and surround and a mantle; tray ceiling with Seagull low voltage lighting; bay window seating area with a triple window and two additional windows; remote operated window shades; custom-designed lighted stained-glass window; two separate walk-in closets with pocket doors, built-in shelving, rods and drawers; cedar closet is access through one of the closets





Master Bathroom 19'2 x 9'5

Two glass paneled doors from the bedroom; tile floor; tile shower with bench and tile walls, glass doors and wall panels, Grohe shower heads; two windows with window seats and storage below; two raised vanities with granite countertops and storage below – built-in electrical outlets to accommodate hair dryers and under cabinet motion lights; wall-mounted television; jetted tub with granite surround and column details; wall space heater; separate water closet and bidet room with window



Back Staircase and Hall (beyond the kitchen)

Tile floor; crown moulding; recessed lights; two coat closets; back staircase; large walk-in pantry with hanging rod for tablecloths and full wall of built-in shelving; opens to the kitchen, laundry room, garage, and in-law suite

Laundry Room 13'8 x 7'

Tile floor; window; built-in cabinets with utility sink and folding counter with storage cabinets above and below; hanging rod and shelving; ceiling fan with light





*In-Law Suite*  
Adjacent parking for two cars and private exterior entrance into the kitchen/hallway

Kitchen 19'6 x 6'3  
Tile floor and backsplash; upper and lower cabinets; electric range with oven, microwave, sink, GE dishwasher, niche for refrigerator; exterior door, door to the back hallway, and double doors to the bedroom

Bedroom with Sitting Area 17'1 x 12'6  
Double doors open from the kitchen; carpet; crown moulding; recessed lights; 23" television; bay window seating area with views of the gardens and water features; remote operated window shades; large walk-in closet with rods and shelves; private bathroom



Bathroom 10'1 x 9'8  
Tile floor and handicapped-accessible shower with a glass door and a tile "ramp;" raised cultured marble vanity with separate sitting niche, storage cabinets, and under-cabinet motion lighting; doors to the bedroom and to the back hallway





### Second Level

- Upstairs hall spans the entire width of the house; hardwood floor; crown moulding; recessed lights; balcony overlooks foyer; display niche; door to the third floor; linen closet;
- Hallway on the left side includes the main staircase, a laundry closet with washer/dryer hookups and a walk-in closet with file cabinet and built-in shelves
- Hallway to the right includes the back staircase, closet with two sets of double doors and floor-to-ceiling shelving on one side



Bedroom #2/Playroom 24'1 x 19'5 irregular left end

Carpet; recessed lights; two dormers plus a double window with a fanlight transom; black-out shades on all windows; two walk-in closets – one with a window and shelving and large enough for a project room; private bathroom



Bathroom

Tile floor and shower with a glass door; raised vanity with storage below; built-in open shelving; window





Bedroom #3      17' x 13'9"      back left middle  
(blue carpet)  
Carpet; double window; crown moulding; walk-in closet; built-in display shelving; private vanity room with carpet, a raised cultured marble vanity and storage below, open to the shared bathroom



Shared Bathroom  
Cathedral ceiling with skylights; tile floor and shower with glass door; claw-foot bathtub; serves bedrooms #3 and #4

Bedroom #4      14'8" x 13'7"      back right middle  
(twin beds)  
Carpet; crown moulding; double window; two double closets; built-in display niche with shelving; private vanity room with carpet and a raised cultured marble vanity with storage below, and open to the shared bathroom





Bedroom #5      15'6 x 11'8      front middle  
(currently used as an office)  
Carpet; crown moulding; two windows; closet; recessed lights



Bedroom #6      15'6 x 13'1      front right  
(wallpaper)  
Carpet; crown moulding; two windows; double closet; open to full bathroom

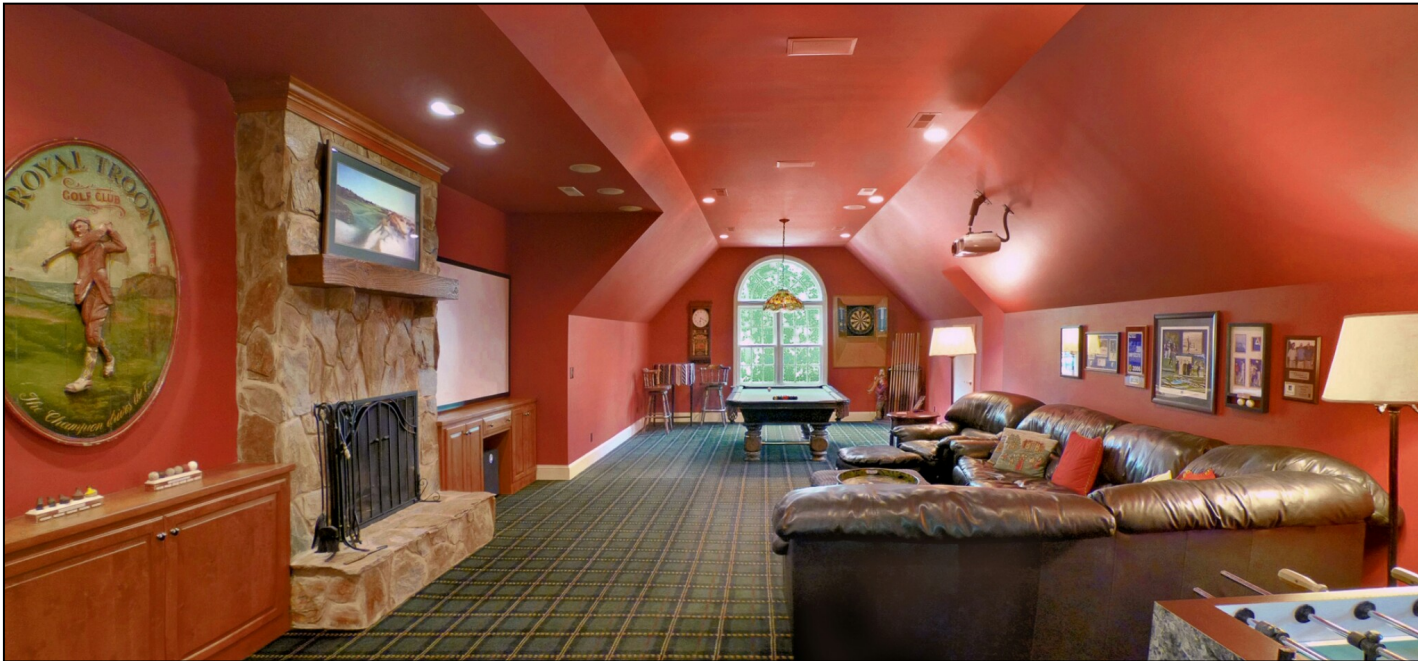
Bathroom  
Tile floor; raised cultured marble vanity with storage below; tub/shower with tile surround; door to bedroom #6 and to the back hallway





Media/Recreation Room 38'10 x 17'9

Carpet; recessed lights; two dormer windows; double window with fanlight transom; black-out window shades; stone fireplace with wood burning fireplace (can be converted to gas logs); dumb waiter for firewood transfer from garage; wet bar with refrigerator, ice maker, granite countertops and storage cabinets; storage in the eaves with access doors; home theatre system with 89" screen, universal remote, Blu-ray; 5 speakers wired for surround sound; pool table and accessories and table-top ping pong and accessories; cork-backed dart board with accessories; door to the exercise room



Exercise Room 15'4 x 12'2

Carpet; window; ceiling fan; recessed lights; mirrors on two walls; 50" LCD wall-mounted television



The information herein has been obtained from sources believed to be reliable, but not guaranteed.