

*Mooreland Landing*  
*607 Walsing Drive, Henrico, VA 23229*



Represented by *Joyner Fine Properties*

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Owner: William H. Stanton Revocable Trust  
Legal Description: Mooreland Landing Block A, Lot 7, 81 B1 14  
Acreage: 1.037 per tax records  
Year Built: 1996 by Steeber & Father Builders  
Schools: Maybeury Elem, Tuckahoe Middle, Freeman High  
Finished sq ft: Per appraisal, living area is 6,473 sqft which includes 582 finished sqft in the basement  
Taxes: Per tax records, 2020 taxes were \$9,566  
HOA: 124 acres (gated entry) of riverfront common area with boat ramp, pier and picnic area

#### Exterior

- Synthetic stucco exterior
- Hendricks concrete tile roof
- Bluestone walkway and steps
- Aggregate guest parking at the front
- Aggregate driveway to the lower level garages with a covered parking area; remote controlled driveway gate
- Stone retaining walls in multiple areas; tiered stone retaining walls support two rose gardens
- Saltwater pool installed by JoPa with fountain, a retractable cover, and bluestone apron
- Large bluestone rear terrace off the family room overlooks the pool and is protected by a motorized awning
- Wrought iron fence surrounds the property
- Exceptional landscaping with exterior lighting

#### Interior

- Heart pine floors throughout
- Raised panel hardwood doors
- Pella Architectural Series true divided-light windows with double panes
- Lutron lighting system
- Elevator serves the basement level, the main level, and the second floor
- Exceptional amount of storage on all levels, including a three-level clothes conveyor system originating in the master bedroom closet





## Mechanicals

- Three HVAC systems, including gas furnaces and central air conditioning units, with advanced environmental air treatment system
- Three 50-gallon natural gas hot water heaters
- Whole-house water filtration system
- Two central vacuum systems
- Vector security system with separate zones for valuable storage areas
- Natural gas generator (Kohler 20 KW) provides backup for heat, air conditioning upstairs, kitchen, lights and electrical outlets
- Two irrigation systems with 18 zones each, provide irrigation for lawn and gardens on all sides

### First Floor

#### Foyer

25' x 10'6" with a 21'6" ceiling

Two-story; heart pine floor; raised panel front door with sidelights; Palladian window in the upper level; exceptional crown moulding and chair rail; recessed

lights; elevator access; staircase with custom iron railing and bow-front balcony overlooking the foyer; coat closet; opens to the living room, dining room, and family room

Powder Room with heart pine floor, raised marble-topped vanity with storage below





Living Room            20' x 15' with a 9' ceiling

Heart pine floor; crown moulding and chair rail; two sets of custom-made French doors to the terrace; wood-burning fireplace with gas logs, granite hearth and surround; art lighting; pocket doors to the den; open to the foyer





### Den/Library

14' x 12'6" with a 9'4" ceiling

Heart pine floor; crown moulding and chair rail; built-in bookcases and storage cabinets with arched tops and fluting details; octagonal tray ceiling; fireplace with gas logs and granite hearth and surround; open to the built-in wet bar in the hallway to Owners' suite and kitchen

### Wet Bar

Granite top; built-in cabinets; SubZero bar refrigerator/freezer; bar sink; recessed lights



### Owner's Suite

- Vestibule with heart pine floor and built-in storage closets; opens to the walk-in closets, bathroom and bedroom
- Large closet – built-in shelving, dressers, open shelving, rods, and the clothes conveyor system(1,060 slots)
- Smaller closet – pocket door, built-in rods and dresser storage; built-in safe
- Bathroom
  - Pocket door to hall
  - Tile floor
  - Tile shower with bench and glass doors
  - Separate toilet room with pedestal sink
  - Two built-in vanity areas with granite tops – one with a dressing/makeup table
  - Recessed lighting
  - Jetted tub with tile surround, motorized window shades for the six windows



➤ Bedroom 18' x 17'6"

Heart pine floor; triple French doors (one of which opens) to the exterior; vaulted ceiling (17.5'); built-in storage cabinets; gas log fireplace with marble hearth and surround and a custom carved mantle





Family Room/Informal Dining  
33' x 17'10" with a vaulted ceiling

Italian tile floor; three sets of French doors with elliptical arches lead to the rear yard bluestone terrace and on to the pool and gardens, with steps to the lower level parking area; three sky windows; overhead balcony with supporting columns; recessed lights; open to the kitchen, foyer, and to the wet bar





Office 14' x 13'6"  
Heart pine floor; one double and one two single windows; recessed lights; built-in bookcases and cabinets with arched tops; pocket door opens to the family room

Kitchen 14' x 12'6"  
Heart pine floor; granite tops; raised panel cabinets to the ceiling; lower cabinets have roll-out drawers; granite backsplash with a hand-painted tile backsplash mural; double sink with disposal; appliances include microwave, a Wolf cook top, Wolf double built-in ovens, a SubZero refrigerator/freezer, Bosch dishwasher; window; pocket door to dining room; open to the family room; pocket door to the butlers' pantry laundry room



Butler's Pantry/Laundry Room 9'8 x 9'2"  
Heart pine floor; generous cabinet storage; double solid surface sink with drain boards; GE trash compactor, SubZero freezer, Bosch front load washer and dryer



Dining Room      21'10" x 16'

Heart pine floor; three sets of French doors – two to the front bluestone walkway; crown moulding and chair rail; art lighting; built-in corner cupboards with lighting; pocket door to the kitchen. The light fixture in the dining room does not convey and will be removed.





Second Level

Balcony overlooks the family room

Bedroom #2            15' x 12' (front left with twin beds)  
Heart pine floor; crown moulding; two windows; double closet with additional storage spaces; linen closet and private bath with a tile floor; raised cultured marble vanity with storage below and a medicine cabinet; tub/shower with tile surround; window

Bedroom #3            15'11 x 13'6 (front right)  
Heart pine floor; crown moulding; two windows; large walk-in closet with separate vanity cabinet; private bath with a raised cultured marble vanity with storage below; mirrored medicine cabinets; tub/shower with tile surround; window

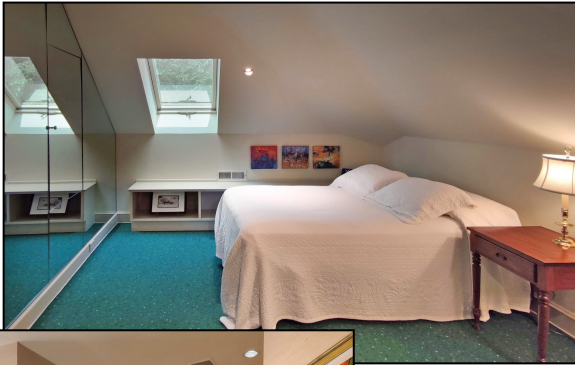


Main Hallway - Linen closet; Hall Bath has a tile floor; cultured marble vanity with storage below; medicine cabinets; linen closet; tub/shower with tile surround and decorative tile accents; custom stained glass window accent

Bedroom #4            15'6 x 12'  
Heart pine floor; window; built-in display cabinets with storage below; French doors to upper balcony; pocket door to the walk-in closet with built-in dresser and rods







Vestibule with built-ins, access to Bedroom #5, door to the closet conveyor, and stairs to the third floor

Bedroom #5 / Exercise Room 16'8 x 10' (back left)  
Carpet; closet; mirrored wall; skylight; door to mechanical closet with additional storage; built-in bench storage

Third Floor

Hallway/Staircase

Built-in storage along the staircase; closet door to the top level of the clothes conveyor



Recreation Room/Office 19' x 19'  
Multi-purpose room with two large storage closets; knee wall storage

Storage Room/Mechanical Room 12' x 11'  
Recessed lighting; rough plumbed for a sink; storage

Storage Room/Office 7'9 x 6'10  
Round window; knee walls

Basement

Hallway

Tile floor; access to closets, bath and garages; elevator access; potting room with sink and connection for a refrigerator; two extra deep double closets

Half bath with raised vanity with storage below – serves the pool and yard

Two-car Garage 26' x 23'

Finished walls; built-in storage shelves; two double closets and one mechanical closet; separate covered parking area

Utility Room

Sink, mechanical closet with HVAC equipment and 3 hot water heaters, and a garage door an equipment storage area

Equipment Storage Enclosure

Double entry doors with access to the utility room

The information herein has been obtained from sources believed to be reliable but is in no way warranted by us. Dimensions are approximate.



