



1224 Rothesay Circle
Richmond, VA 23229



Represented by:

Lynn Pritchard @ 241-3053

Richard Bower @ 476-0010

Joyner Fine Properties

1224 Rothesay Circle



This magnificent residence was the last "major" house to be constructed in Richmond before World War II. Mr. and Mrs. Samuel Bemiss commissioned noted architect Louis Ballou of Ballou and Justice to provide the design work and Claiborne and Taylor Builders to complete construction. The Bemiss family moved into the house in February, 1941, and the property remained in the Bemiss family's hands until 2001, when it was sold to the current owner.

FORECOURT:

Paved and cobble-edged forecourt with circular drive, central formal boxwood garden, and large lighted fountain. Private parking in garage courtyard.

PRIMARY LEVEL: 11' ceilings unless otherwise noted

ENTRANCE HALLWAY: 15'3" x 15'2"

Overlooking the river: Dramatic front to rear view from double door entry through living room double doors. Curved staircase to upper levels. Random-width hardwood flooring. Crown mouldings and chair rail. Two closets. Opens to library, living room, dining room and rear hallway.

LIBRARY: 20'4" x 15'

Magnificent millwork, to include raised-panel walls and recessed windows and heavy crown mouldings. Paneled mantel and chimneybreast with fluted pilasters. Fireplace with slate hearth and surround and gas logs. Built-in shelving and cabinetry. Six over nine windows. Random-width hardwood flooring. Hanging fixture shall be conveyed. Double-doors from entrance hallway into living room.

LIVING ROOM: 30'9" x 19'7"

Overlooking the river. Fireplace with "Adamesque" mantel, slate hearth and marble surround. Gas logs. Six over nine windows. Heavy classic millwork to include crown mouldings, chair rail with Greek key design, detailed mouldings above doorways, and picture mouldings. Storage cabinetry hidden within paneling. Random-width hardwood flooring. Arched split door into dining room. Crystal chandelier is original to the house and shall be conveyed. Double doors to expansive covered terrace. *Please note: Rug shall be conveyed.*

DINING ROOM: 22'9" x 18'6"

Overlooking the river. Heavy classic mouldings and wainscoting. Random-width hardwood flooring. Fireplace with "Adamesque" mantel, slate hearth, and marble surround. Gas logs. Six over nine windows. Hidden storage cabinetry within wall paneling. Recessed lighting and original crystal chandelier. *Please note: Crystal chandelier and rug shall be conveyed.* Doorways into rear hallway and casual dining room.

REAR HALLWAY

Located off the entrance hallway and dining room. Hardwood flooring. Elevator access to lower and second levels. Access to butler's pantry, curved rear staircase to guest bath and lower level, and rear staircase to upper levels.

BUTLER'S PANTRY: 15'9" x 8'11"

Hardwood flooring. Granite countertops with desk and prep areas. Built-in cabinetry, some with glass fronts. Window over the stainless steel sink with disposal. Built-in Bosch dishwasher, U-Line wine chiller, and Scotsman icemaker.

GUEST BATH:

Onyx tile floor. Pedestal sink.

CASUAL DINING ROOM: 15' x 11' (approximate)

Overlooking the river. 10' ceiling. Columned. Opens into kitchen, dining room, and sunroom. Random-width hardwood flooring. Bay window with five transomed windows. Recessed lighting.

KITCHEN: 21'3" x 15'7"

Overlooking the river. 10' ceiling. Opens from rear hallway and into family room, sun room, and casual dining room. Island with granite breakfast bar and JennAir electric cooktop. Two built-in Gaggenau ovens. Stainless steel sink with disposal and built-in steamer. Built-in Thermador warming drawer and microwave. Marble tile backsplash. SubZero side-by-side refrigerator/freezer. Hardwood flooring.

FAMILY ROOM: 24' x 21'

Opens to kitchen. 10' ceiling. Random-width hardwood flooring. Intricate crown mouldings. Gas fireplace with heavy mantel and entertainment cabinet above. Recessed lighting. Staircase to exterior doorway from front courtyard and to lower level.

SUNROOM: 19'8 x 21'

Overlooking the river. 11' ceiling. Double transomed French doors open into kitchen and casual dining room. Bluestone flooring. Coffered ceiling with crown mouldings and up-lighting. Doorway onto bluestone terrace. Recessed lighting.

SECOND LEVEL: 9'2" ceilings unless otherwise noted

MAIN HALLWAY:

Serpentine balustrade. Random-width hardwood flooring. Arched entrances to south and north hallways

BEDROOM #2 (ENSUITE): 16'7" x 14'1"

Overlooking the river. Hardwood flooring. Paneled wall with hidden window. Crown mouldings and chair rail. Two closets. Main entrance door includes a hinged/louvered panel for additional ventilation (which predated air-conditioning). Vestibule connection to master bedroom.

FULL BATHROOM:

Raised marble vanity with storage below. Tub/shower with tile surround and glass enclosure.

SOUTH HALLWAY:

Staircase to upper level. Entrance to master suite.

MASTER SUITE:

PRIVATE MASTER VESTIBULE AND HALLWAY:

Entrance into master bedroom. Gun closet. Opens to internal master hallway with 2 walk-in closets + standard closet and entrances to lady's dressing room and master bathroom.

MASTER BEDROOM: 19'1 x 17'5

Overlooking the river. Fireplace with slate hearth and surround set in paneled wall. Gas logs. Hardwood flooring. Crown mouldings and chair rail. Doorway into vestibule/closet which provides direct access to bedroom #2.

LADY'S DRESSING ROOM: 6' x 8'

Hardwood flooring. Onyx vanity with a dressing table and sink.

MASTER BATHROOM:

Marble flooring. Frameless glass shower with water jets. Deep jetted soaking tub with marble platform. Vanity with marble tops and two oval sinks. Television shall be conveyed.

NORTH HALLWAY:

Storage alcove. Elevator access. Entrances to bedrooms #3 and #4.

BEDROOM #3 (ENSUITE): 17'8 x 14'1

Overlooking the river. Hardwood flooring. Crown mouldings. Closet.

FULL BATHROOM:

Raised vanity with marble countertop. Tile flooring. and tub/shower with tile surround with glass enclosure.

BEDROOM #4 (ENSUITE): 22'1 x 20

Overlooking the river. 9'7" ceiling. Hardwood flooring. Crown mouldings. Ceiling fan. Recessed lighting. Oversized closet area with built-in desk and bar. Doorway into sitting room/study.

SITTING ROOM/STUDY: 13'8" x 11'6" 9'3" ceiling.

Hardwood floor. Crown mouldings. Built-in desk with book shelving and storage cabinetry. Entrance to private bathroom.

FULL BATHROOM:

Ceramic tile flooring. Shower with glass door. Accessed from bedroom and sitting room/study.

THIRD LEVEL (ENSUITE): Carpeting

SITTING ROOM: 24' x 8'

Multiple closets

BEDROOM #5: 14'1 x 10'1

Overlooking the river.

DRESSING ROOM:

Overlooking the river. Multiple closets.

FULL BATHROOM:

Overlooking the river. Ceramic flooring. Granite countertop. Tub/shower with tile surround. Linen closet.

LOWER LEVEL:

Curved staircase to lower level main hallway. Diagonally-laid tile flooring. Ceilings are generally 8'.

MAIN HALLWAY:

Crown mouldings and chair rail. Wall sconces. Entrances to home theater/media room and recreation room.

HOME THEATER/MEDIA ROOM: 20'6" x 13'4".

Carpeting. Tiered seating for 8. Surround sound. Stewart screen, Sony projection equipment, and built-in seating shall be conveyed. Raised panel wall treatment. Sconces. Built-in cabinetry with storage drawers. Mechanical closet. Entrance into family room.

RECREATION ROOM: 32' x 19'2"

Overlooking the river. Carpeting. Fireplace with marble hearth and surround. Gas logs. Crown mouldings, paneled wainscoting, and chair rail. Built-in entertainment center flanked by window seats and built-in storage cabinetry. Oversized wet bar area with granite bar, bar sink, Bosch dishwasher, U-Line beverage refrigerator, and Scotsman icemaker. Glass-front cabinetry. Double French doors to covered terrace.

CATERER'S KITCHEN: 13'6" x 7'6"

Overlooking the river. Stone tile flooring. Granite serving bar with stainless sink. Storage cabinetry. Entrance to office.

OFFICE: 12' x 10'6"

Overlooking the river. Built-in desk with granite top. Storage cabinetry. Opens from caterer's kitchen. Access to full bath with sauna and shower.

FULL BATHROOM WITH SAUNA:

Full bathroom with granite vanity top and storage below. Shower with glass door. Sauna.

REAR HALLWAY:

Elevator access. Large mechanical room. Five large storage closets.

WINE CELLAR:

Conditioned by Whispercool 4200XL unit. Stone tile flooring. Wine storage racks for 363 bottles and 6 racks for cases of wine.

LAUNDRY ROOM: 13'2" x 6'5"

Oversized work surface with granite top and sink. Upper and lower cabinetry. Ironing board. Mop or dog-washing sink. Washer and dryer shall be conveyed.

BEDROOM #6 (ENSUITE): 19'7" x 11'1" (or 21' x 19'6" irregular)

Overlooking the river. Carpeting. Double closet. Built-in cabinet with niche. Recessed lighting. Door onto covered terrace.

FULL BATHROOM:

Tile flooring. Stone vanity. Tub/shower with glass enclosure and tile surround.

EXERCISE ROOM:

Single garage bay converted to an exercise room with through-the-wall heat pump. Video equipment conveys "as-is". Bay may be returned to use as a third garage bay.

ATTACHED GARAGE:

2-car heated garage heated (which can be expanded into a 3-car garage by eliminating the exercise room) with drive-through bay.

GROUNDS:

DETACHED GARAGE:

3-car heated garage. Pedestrian door. Access through gated entrance on Loch Lomond Lane.

POOL AREA:

POOL:

Oval heated Gunitite pool with jetted spa. Stone decking with brick retaining walls and multiple planting beds. Custom lighting. New pool heater installed in October, 2018.

POOL HOUSE:

Slate roof. Cupola. Octagonal gathering room with stone flooring, up-lit ceilings, and ceiling fan. Granite countertops. Jenn-Air stove and microwave. Stainless sink with disposal. Icemaker. Refrigerator. Custom cabinetry. Full bath/dressing room with granite vanity top and shower. Laundry room/men's changing room with washer and dryer, built-in storage, and bench seating.

SPECIAL FEATURES:

Located on a very private 2-acre site in the "Rothesay" enclave of elegant older homes near the James River

Exceptional hilltop site with commanding views from most rooms up the James River

Located south of Cary Street Road near the Country Club of Virginia, the Libbie-Grove areas, and St. Catherine's and St. Christopher's Schools

Charles Gillette-designed gardens, driveway, and garage courtyard

Constructed in 1941 and updated circa 2001

Extraordinary detail and landscaping throughout property and grounds

Exceptional brick, slate, and copper construction with copper guttering

Elevator accessing main, second, and lower levels

Per Carter Machinery, installer: 55 KW generator was installed in 2005. Serviced in August, 2018.

Broker has been advised by property manager and believes that the generator runs everything on the property; however, this information has not been confirmed.

Pool complex with pool house

11' ceilings in much of the dwelling

6 fireplaces

Conditioned wine cellar with storage for multiple bottles

Heavy classic millwork and detail

5 or 6-car heated garage parking (2 or 3-car attached garage + 3-car detached garage)
Sauna
ADT security
Central vacuum
Built-in speakers with individual volume controls through most of the rooms
30-zone irrigation system covering all yard and beds
Elevated bluestone terrace and covered terrace
Plantation shutters
Custom window treatments
Media connections/plugs in multiple rooms
Side garden seating area with fountain
Fenced along the rear with gated entrance from Loch Lomand Lane

SCHOOLS:

PRIVATE AND PAROCHIAL:

St. Catherine's (Pre-K through 12)
St. Christopher's (Pre-K through 12)
St. Stephen's Pre-School
First Presbyterian Pre-School
Collegiate (Pre-K through 12)
Trinity Episcopal (8-12)
St. Michael's School (K-7)
St. Bridget's (K-8)
St. Gertrude's High School
Benedictine High School
The Steward School (K-12)

PUBLIC:

Mary Munford Elementary School
Albert Hill Middle School
Thomas Jefferson High School

*SCHOOL DISTRICTS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PLEASE VERIFY WITH
THE DEPARTMENT OF EDUCATION*

TABLE OF FACTS:

OWNERS: The Michael J. Bogese, Jr. Revocable Trust u/a dated February 3, 2015

LEGAL DESCRIPTION: 2.119 acres, as shown and described on that certain plat of survey made by Draper Aden Associates, Consulting Engineers, dated December 1, 2000, revised February 20, 2001, entitled "Plat Showing Improvements On 2.119 Acres of Land Being #1224 Rothesay Circle, City of Richmond, Virginia

DATE OF CONSTRUCTION: 1941 per tax records

LOT SIZE: 2.119 acres per survey

SQUARE FOOTAGE: 11,428 square feet per appraiser. Prospective buyers should confirm these dimensions. *Note: Square footage includes finished exercise room and pool house. It does not include heated garages.*

ARCHITECT: Louis Justice of Justice and Ballou (original design in 1941). Terry Cox of Cox & Associates (renovation design work after 2001).

BUILDER: Original builder: Claiborne and Taylor. Renovations contractor: Norman Staples

ROOFING: Slate and copper

HEATING: Serviced September 18, 2018. Maintained by Bradley Mechanical.

COOLING: Serviced September 18, 2018. Maintained by Bradley Mechanical.

GENERATOR: Installed by Carter Machinery in 2005. Per installer, 55 KW. Serviced August, 2018

WATER SUPPLY: Public

SEWAGE DISPOSAL: Public

TAXES: \$27,979 per 2018 tax records

AVAILABILITY: Immediate

NOTE TO REALTORS:

Please include attached Addendum A with any purchase offer.

LYNN BUGG PRITCHARD AND RICHARD BOWER
JOYNER FINE PROPERTIES
LYNN: 804-241-3053 / RICHARD: 804-476-0010

LYNN@LYNNPRITCHARD.COM / RICHARD@RICHARDBOWER.COM
FOR PHOTOS, GO TO WWW.LYNNPRITCHARD.COM
OR WWW.RICHARDBOWER.COM

\$3,495,000

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT A PROSPECTIVE PURCHASER SHOULD NOT RELY ON ITS ACCURACY IN MAKING A PURCHASE DECISION. NO WARRANTY IS INTENDED, EXPRESSED OR IMPLIED. PROPERTY IS PART OF AN ESTATE, AND NEITHER TRUSTEES NOR BROKERS HAVE FIRST-HAND KNOWLEDGE. PERSONS INTERESTED IN THIS PROPERTY SHOULD CONSULT THEIR OWN AUTHORITIES BEFORE MAKING A PURCHASE DECISION. ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ANY PROSPECTIVE PURCHASER. SCHOOL INFORMATION IS AS PROVIDED BY LOCAL MUNICIPAL AUTHORITIES, IS SUBJECT TO CHANGE, AND SHOULD BE CONFIRMED BY ANY PROSPECTIVE PURCHASER.

ADDENDUM A

This Addendum to the Purchase Agreement, which is attached to and made a part of the Purchase Agreement (the Agreement) dated _____, 20____, between The Michael J. Bogese, Jr. Revocable Trust u/a dated February 3, 2015 (Sellers) and _____ (Purchaser) for the sale of that certain real property and all improvements thereon located in Richmond, Virginia, and described in the Purchase Agreement as 1224 Rotheray Circle provides as follows:

- A. If purchase offer is contingent upon financing, within 48 hours after loan application, Purchaser agrees to have his Lender supply to Seller or Seller's Agent, a letter stating that:
1. Loan application has been made and all necessary paperwork required by the Lender has been completed by Purchaser,
 2. Funds for credit report and appraisal have been paid to lending institution by Purchaser, credit report and all required verifications have been received and deemed acceptable by lending institution, and
 3. Lender sees no reason why loan should not be granted to Purchaser, subject to credit report and appraisal.

If information referenced above is not received, or is not acceptable to Seller, then, upon written notification to Purchaser by Seller, Seller may void this Agreement within 2 days of receipt of such information or within 2 days following the expiration of the date by which the information was to have been provided to Seller at no penalty to either Party.

If Purchaser is unable to obtain financing from initial lender, Purchaser agrees to make a good faith and diligent effort to secure financing elsewhere.

- B. Any items of personal property, to include but not be limited to any televisions, projection equipment or screens, and/or audio/visual equipment, and appliances which may be included in the Agreement shall be conveyed in "as is" condition. All fireplaces, fireplace flues, and chimneys and green garden shed in rear yard shall be conveyed in "as-is" condition. Chandeliers and rugs in living and dining rooms and washers and dryers in laundry room and pool house shall be conveyed. Should any radon test result come in below the 4 pCi/l level at which federal guidelines recommend remediation, no remediation shall be required of Seller. Any required appraisal shall be completed and results provided to Seller within 30 days of Agreement ratification or no fewer than 14 days prior to settlement date on Agreement, whichever is sooner. Purchaser agrees to wire any down payment funds to closing agent prior to settlement. With the exception of any wood-destroying insect inspection included in the Agreement, Seller shall not be required by Purchaser to do any inspections of Property; inspections shall be the exclusive purview of the Purchaser, and Purchaser shall be expected to complete all such inspections within any allotted inspection period in the Agreement.
- C. Property is in an estate and shall be conveyed by Special Warranty deed.
- D. Seller and/or Seller's agents do not warrant the square footage of Property or any structure on Property. If square footage/size is a material consideration, it is Purchaser's responsibility to measure Property. Neither Seller nor Seller's agents warrant any property information included in the property information brochure. If any such information is a material consideration to Purchaser, it is Purchaser's responsibility to confirm such data.
- E. These clauses shall control if in conflict with another clause(s) in Agreement:
- a) Should wood infestation inspection referenced in Agreement reveal damage from termites or other wood destroying insects or organisms, Seller shall be required to repair such damage only if it is determined by a licensed building contractor to adversely affect the structural integrity of the building.
 - b) With regard to any inspection contingency (not to include wood destroying insect/termites clauses), Seller shall specifically have the right to repair defects or credit the cost to cure such defects to Purchaser at settlement. Only if Seller declines to correct or credit the cost of such defects shall either Party gain the right to terminate under the remaining terms of the contingency. The term "defects" as used in Agreement shall mean (i) a condition which impairs the normal stability, safety or use of any improvements (buildings) on the Property, or (ii) damage to any part of the improvements, but shall exclude any cosmetic flaws, antiquated systems or grandfathered components that are in working order but would not comply with current building code if constructed or installed today.
 - c) All Parties agree that any clause regarding a mediation requirement shall be deleted from Agreement.

Witness the following signatures and seals on _____:

Purchaser

(SEAL)

Edward B. Kidd, Trustee

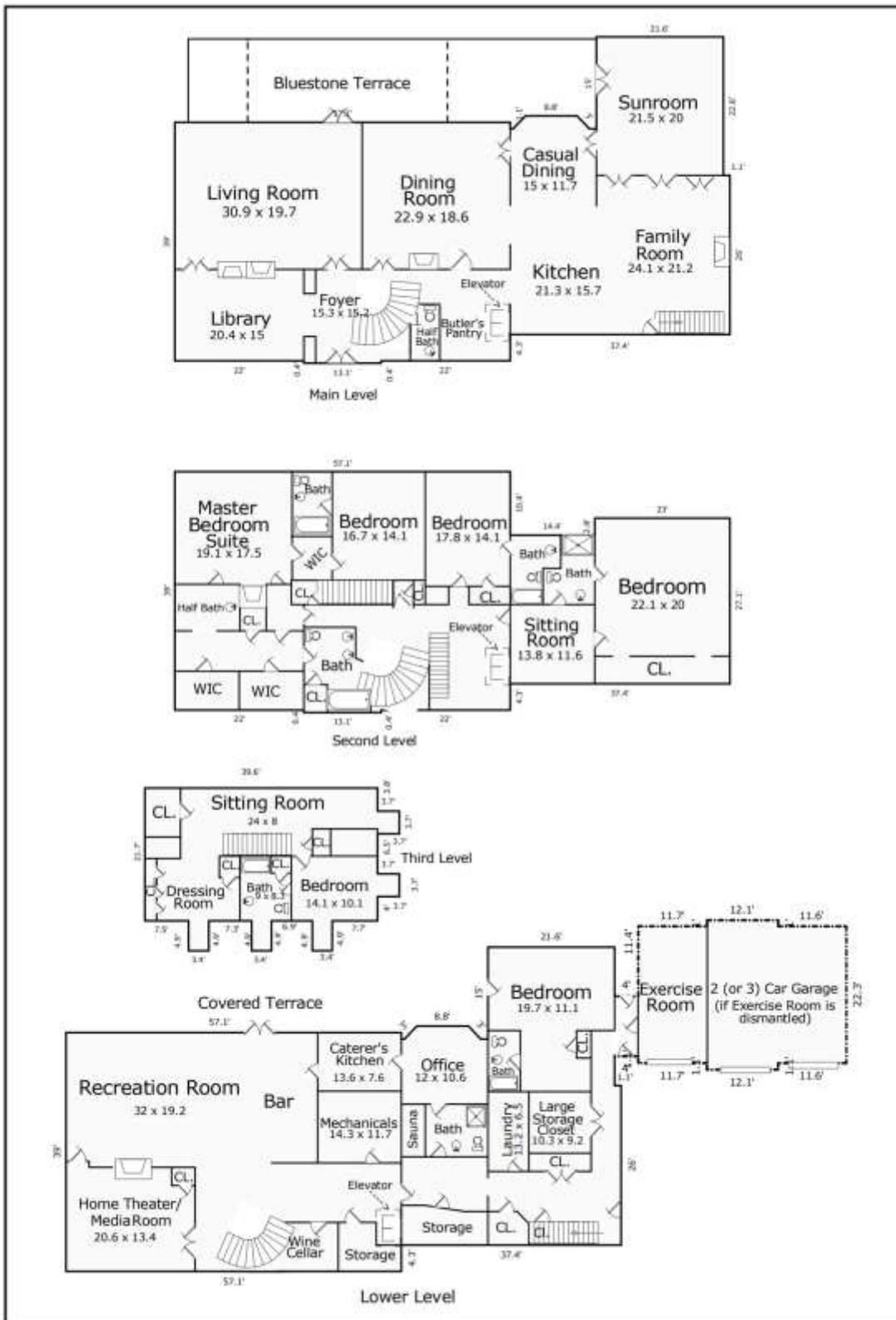
Seller

(SEAL)

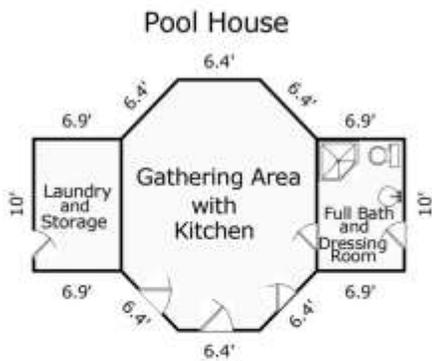
Purchaser

(SEAL)

FLOOR PLAN: MAIN RESIDENCE



FLOOR PLAN: POOL, POOL HOUSE, AND DETACHED GARAGE



Main Levels are 7,773 sq.ft.
Finished Basement is 3,655 sq.ft.
Total Finished Area is 11,428 sq.ft.
Finished Pool House is additional 310 sq.ft.



**CENTRAL VIRGINIA REGIONAL MLS®
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
(Purchase)**



Property Address: 1224 Rothesay Circle Richmond Va 23221

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) _____
- (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

- (i) Seller has provided the purchaser with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below) _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):

- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) EBV Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
		<u>Edward B. Kidd, Trustee</u>	<u>10/29/18</u>
Purchaser	Date	Purchaser	Date
		<u>[Signature]</u>	<u>10-29-18</u>
Agent	Date	Agent	Date
		<u>[Signature]</u>	<u>10/29/18</u>

CVR 445 Rev 6/07