

FEATURES SHEET

5 Bedroom, 4 ½ Bath, 7213 Sq Ft, Built in 2022

121 JOCKEY RIDGE ROAD

SHOWINGS & OFFERS

Use ShowingTime, Accompanied Showings

Proof of Funds or Pre-Approval Required*

Offers reviewed AS SUBMITTED

SELLER'S DESIRED CLOSING

After 25'-26' School Year Completion

NEGOTIABLE WITH PURCHASE

Kitchen Appliances Convey

Refrigerator/Freezer *Negotiable

Mounted TV's Indoor & Out *Negotiable

Washer/Dryers *Negotiable

Furniture *Negotiable

SYSTEMS

Dual-Fuel 1st Floor Heat Pump

2nd & 3rd Floors Electric Zoned HVAC

Semi-Annual Inspections

Well & Conventional Septic

Rinnai Tankless Hot Water Heater

400 AMP Service

Annual Termite Inspections

SERVICE PROVIDERS

Dominion Virginia Power

Internet TBD by Buyer, Currently Comcast

Anderson Propane

SCHOOLS

Randolph Elementary School

Gochland Middle School

Gochland High School



ARCHITECTURE & CONSTRUCTION

Custom Design by McAllister + Foltz Architecture

Brick Front, Fiber-Cement Board & Batten

Low-maintenance, Energy-Efficient, Exceptional

Durability, Resistance to Fire/Pests/Rot/Harsh Weather

Asphalt Shingle Roof

3-Car Attached Side-Load Garage

INTERIOR DESIGN & FINISHING

Two-Story Foyer

Grand Staircase w/ Fixed Feature Windows

Vaulted and Coffered Ceiling Details

10-foot Ceilings, 8-foot Interior Doors

Extensive Crown Molding /Trim Millwork, 7 ¼" Base Molding

Board & Batten Interior Detailing

Built-In Bookshelves & Hidden Door (Leading to Office)

Gas Fireplace w/ Slate Surround & Floating Oak Mantle

Interior & Exterior Sound System

Black Pella Windows and Doors

Rock Climbing Wall

Custom Reinforced Bedframe *Conveys

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EXTERIOR & HOMESITE

2.904 Acre Private Homesite

Fenced Yard Area

Gutter Guards

Pool Renderings Upon Request

Bermuda Grass (Front)

Exceptional Heat/Drought Tolerance

500 Gallon In-Ground Propane Tank

Vaulted Screened Porch

Electric Radiant Heaters

72" Outdoor Ceiling Fan

Gas Fireplace

Composite Decking

Low Maintenance, High Durability, Eco-Friendly

Firepit & Patio, Playset

KITCHEN

Thermador 48" Pro Grand Dual Fuel Range, Custom Range Hood

Thermador Built-In Refrigerator & Freezer Columns

Thermador Dishwasher

All Thermador Products Feature Integrated Home Connect™ App

Calacatta Gold Quartz Countertops, Zellige Tile Backsplash

Under Cabinet & In-Cabinet Display Lighting

Sharp Microwave Drawer

In-Wall Filtered Water Bottle Filler

BASEMENT

Walkout, 8-foot Doors

Ready for Sheetrock

Plumbing, Electrical, HVAC Complete

Full Kitchen Rough-In

Workout Room

Home Theater w/ Tiered Seating Rough-In

Laundry Room Rough-In

Ensuite Bedroom Rough-In

Rec Room

Mechanical Room

Can Lighting Throughout

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SMART FEATURES

CAT6 Wiring Throughout

Higher Speeds & Bandwidth, Supports Smart Home Features, Security Cameras, 4K/8K Video Streaming

Security & Video Monitoring System

Wired for Whole-House Generator

1st Floor Primary Bedroom

LOCATION & NEIGHBORHOOD

Rural Preservation Community Spread Over 650 Acres

Rural Preservation Zoning = 50% of The Land in the Community Must Remain Vacant

Rolling topography, Lakes & 350 Acres of Common Area

Breeze Hill HOA, \$1500 Annually

Active Social Calendar, Popular Trick-or-Treating Neighborhood

3 Lakes in Breeze Hill

Lakeside Pavillion

Stocked with Local Species of Fish

20 Mins from Short Pump

20 Mins from Hunting Hawk Golf Club

20 Mins to Craft Breweries & Wineries

Fine Creek Brewing Company

Lickinghole Creek Craft Brewery

Kindred Spirit Brewing

Hardwood Park Craft Brewery

Byrd Cellars

Grayhaven Winery

Bandit's Winery on the Ridge

50 Mins from Charlottesville

10 Mins to Maidens Landing

Fishing, Boating, and Swimming on the James River

13-Mile Float Down the River from Maidens to Watkins Landing

Multiple Horse Boarding Stables Nearby

11 Mins from Goochland County's Concert in the Park (Tucker Park)

fdsafsda

10 Mins to Goochland Sports Complex

Football Field, Baseball Field, Softball Field, Public Skateboard Park, Dance Studio

Convenient to Route 288, Interstate 64, Rt 250 (Broad St Rd), Rt 522