


# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063



## Property summary


 **1** Garages

 **4** Bedrooms

 **3** Bathrooms

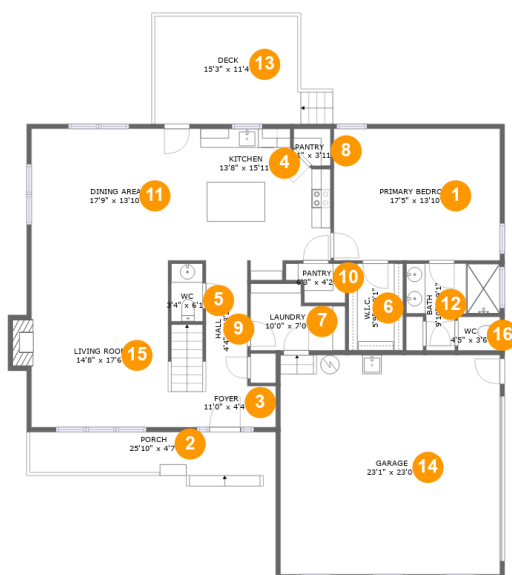
 **1** Half baths

 **2** Floors

 **2,470** Gross living area sqft

 **3,850** Total sqft

# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063



## Room dimensions

Floor 1

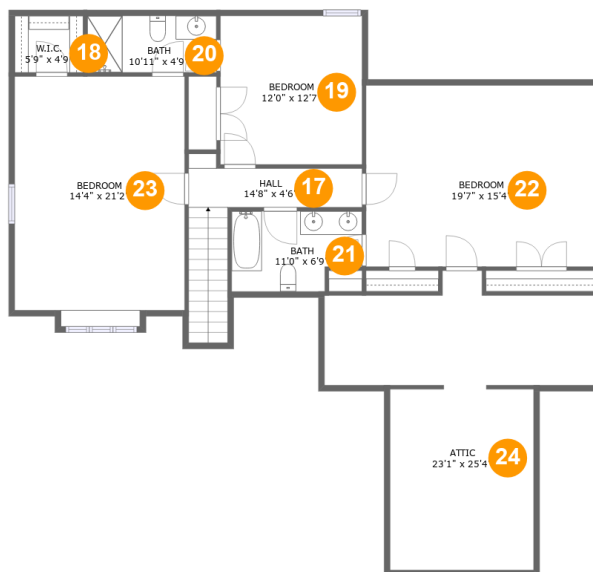
Total sqft: 2300 Living area: 1415

#		Dimensions	sqft	Counted as living area
1	Bedroom	17'5" x 13'10"	241 sq. ft	Yes
2	Outdoor	25'10" x 4'7"	120 sq. ft	No
3	Entry	11'0" x 4'4"	70 sq. ft	Yes
4	Kitchen	13'8" x 15'11"	181 sq. ft	Yes
5	Bath	3'4" x 6'1"	20 sq. ft	No
6	Cl	5'9" x 9'1"	52 sq. ft	Yes
7	Utility	10'0" x 7'0"	59 sq. ft	Yes
8	Pantry	3'11" x 3'11"	13 sq. ft	Yes
9	Hall	4'4" x 13'2"	57 sq. ft	Yes
10	Pantry	6'3" x 4'2"	21 sq. ft	Yes
11	Dining Room	17'9" x 13'10"	246 sq. ft	Yes

**4306 River Road West, Goochland, Goochland County,  
Virginia, United States, 23063**

#		Dimensions	sqft	Counted as living area
12	Bath	9'10" x 9'1"	63 sq. ft	Yes
13	Outdoor	15'3" x 11'4"	171 sq. ft	No
14	Garage	23'1" x 23'0"	531 sq. ft	No
15	Living Room	14'8" x 17'6"	264 sq. ft	Yes
16	Bath	4'5" x 3'6"	15 sq. ft	Yes

# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063



## Room dimensions

Floor 2

Total sqft: 1550 Living area: 1055

#		Dimensions	sqft	Counted as living area
17	Hall	14'8" x 4'6"	89 sq. ft	Yes
18	Cl	5'9" x 4'9"	28 sq. ft	Yes
19	Bedroom	12'0" x 12'7"	150 sq. ft	Yes
20	Bath	10'11" x 4'9"	52 sq. ft	Yes
21	Bath	11'0" x 6'9"	68 sq. ft	Yes
22	Bedroom	19'7" x 15'4"	259 sq. ft	Yes
23	Bedroom	14'4" x 21'2"	281 sq. ft	Yes
24	Attic	23'1" x 25'4"	221 sq. ft	No

# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063

## 1 Floor 1 - Bedroom



**Dimensions:** 17'5" x 13'10"  
**Area:** 241 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

## 2 Floor 1 - Outdoor



**Dimensions:** 25'10" x 4'7"  
**Area:** 120 sq. ft  
**Counted as living area:** No

**Heated:** No  
**Finished:** Yes  
**Enclosed:** No  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063

## 3 Floor 1 - Entry



Dimensions: 11'0" x 4'4"  
Area: 70 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 4 Floor 1 - Kitchen



Dimensions: 13'8" x 15'11"  
Area: 181 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 5 Floor 1 - Bath



Dimensions: 3'4" x 6'1"  
Area: 20 sq. ft  
Counted as living area: No

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063

## 6 Floor 1 - Cl



Dimensions: 5'9" x 9'1"  
Area: 52 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 7 Floor 1 - Utility



Dimensions: 10'0" x 7'0"  
Area: 59 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 8 Floor 1 - Pantry

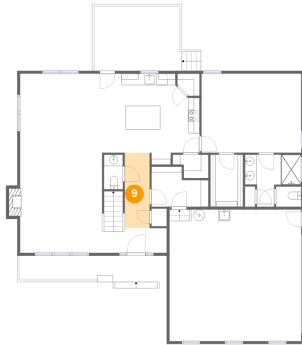


Dimensions: 3'11" x 3'11"  
Area: 13 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063

## 9 Floor 1 - Hall



Dimensions: 4'4" x 13'2"  
Area: 57 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 10 Floor 1 - Pantry



Dimensions: 6'3" x 4'2"  
Area: 21 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 11 Floor 1 - Dining Room



Dimensions: 17'9" x 13'10"  
Area: 246 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No



# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063

## 12 Floor 1 - Bath



Dimensions: 9'10" x 9'1"  
Area: 63 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

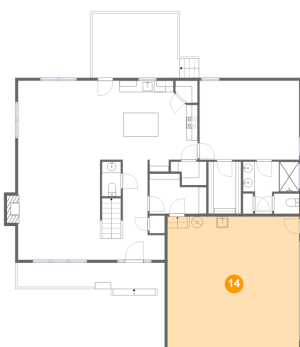
## 13 Floor 1 - Outdoor



Dimensions: 15'3" x 11'4"  
Area: 171 sq. ft  
Counted as living area: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 14 Floor 1 - Garage

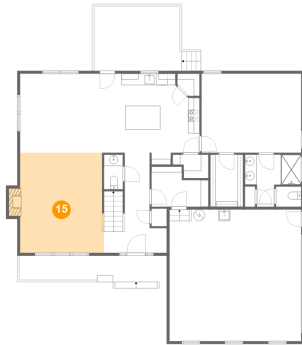


Dimensions: 23'1" x 23'0"  
Area: 531 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063

## 15 Floor 1 - Living Room



Dimensions: 14'8" x 17'6"  
Area: 264 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

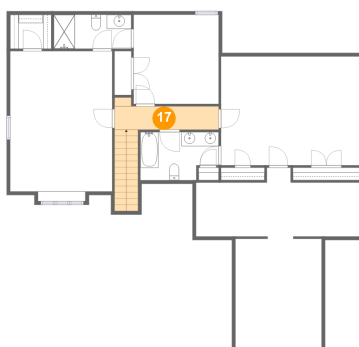
## 16 Floor 1 - Bath



Dimensions: 4'5" x 3'6"  
Area: 15 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

## 17 Floor 2 - Hall

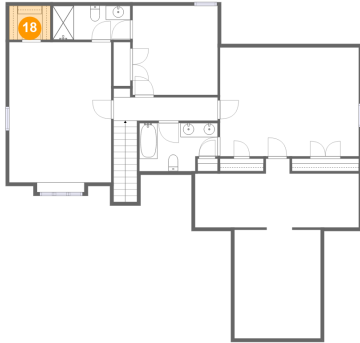


Dimensions: 14'8" x 4'6"  
Area: 89 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063

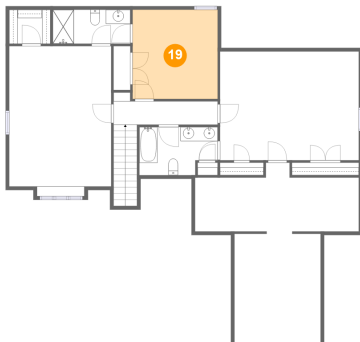
## 18 Floor 2 - Cl



Dimensions: 5'9" x 4'9"  
Area: 28 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

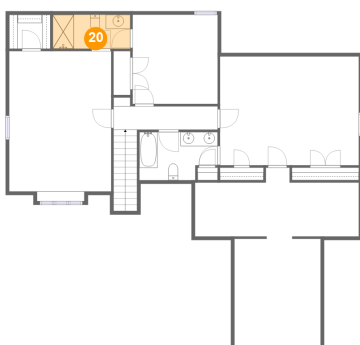
## 19 Floor 2 - Bedroom



Dimensions: 12'0" x 12'7"  
Area: 150 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 20 Floor 2 - Bath

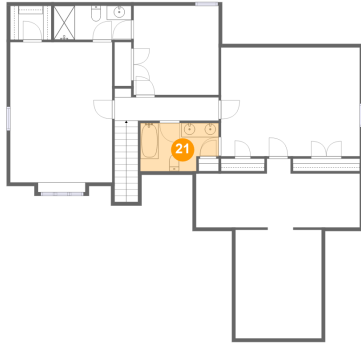


Dimensions: 10'11" x 4'9"  
Area: 52 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

# 4306 River Road West, Goochland, Goochland County, Virginia, United States, 23063

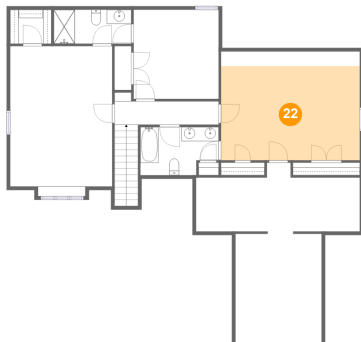
## 21 Floor 2 - Bath



Dimensions: 11'0" x 6'9"  
Area: 68 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

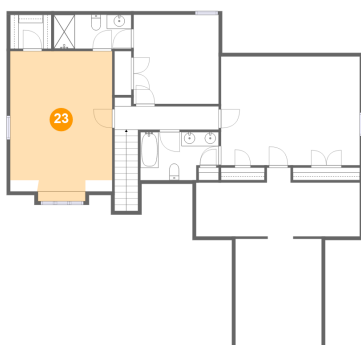
## 22 Floor 2 - Bedroom



Dimensions: 19'7" x 15'4"  
Area: 259 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 23 Floor 2 - Bedroom

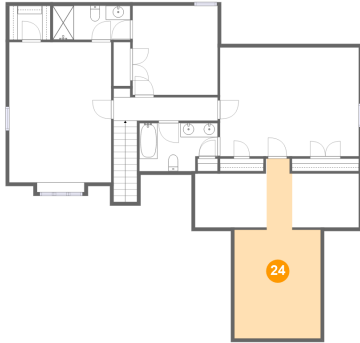


Dimensions: 14'4" x 21'2"  
Area: 281 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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**24** Floor 2 - Attic



**Dimensions:** 23'1" x 25'4"  
**Area:** 221 sq. ft  
**Counted as living area:** No

**Heated:** No  
**Finished:** No  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No