

Frequently Asked Questions for Tilden Park Project - 612, 616, 620 Tilden St & 3301, 3303 Park Ave

Thank you for your interest in 612, 616, 620 Tilden St & 3301, 3303 Park Ave. Please review the following FAQs prior to contacting us. Thank you! ~ Alisha & John 😊

More information available upon request. Please email hazel@thepaceofrichmond.com requesting more information. A Non-Disclosure Agreement is required to view additional documents. Once signed, additional documents and information will be provided.

You may reach out to Alisha Stigall (Listing Coordinator) during normal business hours of M-F 9am-5pm, with any questions. alisha@thepaceofrichmond.com / 804-465-9444.

Offers: Please submit all offers to offers@thepaceofrichmond.com and copy and copy john@thepaceofrichmond.com . Please allow for a 36-48 hour response time.

Offer Details/Sellers Preferences:

- Seller prefers a closing date of as soon as possible.
- Seller requests Proof of Funds with cash offers and/or Lender Letter, confirming verified income, assets, and down payment funds.
- Seller requests interested parties to sign a non-disclosure agreement prior to reviewing documents.

Conveying:

- All city approved plans and permits will be conveyed to the buyer.

Updates/Details:

- The property is currently designated as Single Family Vacant (R1-R7) which consist of five parcels, four to be built on, the fifth was for a driveway.
~Includes **612 Tilden St** (W000-1518-105), **616 Tilden St** (W000-1518-106), **620 Tilden St** (W000-1518-10), **3301 Park Ave** (W000-1518-017), & **3303 Park Ave** (W000-1518-016), all in Richmond VA 23221. A total of 0.22 acres
- This project has full approval from the City of Richmond.
- The Special Use Permit supersedes current zoning.
- All units have a flexible floor plan depending on the clients living needs.
- Main bedrooms are located on the 2nd floor.
- Entertaining room on 3rd floor with living room, dining room, kitchen, and half bathroom.
- 4th floor is a large rooftop deck.
- Private, commercial elevator for all units that goes from the 1st floor to the 4th floor.

Park Ave

- 3,656 finished square footage
- 2 floor plans
 - Layout 1: 3 bedrooms (1 primary, 2 guest rooms with full hall bathroom), 1st floor office (could be used as 4th bedroom), 3.1 baths, and 2-car garage
 - Layout 2: 3 bedrooms (1 primary, 2 guest rooms with full hall bathroom), 1st floor parlor, 2.2 baths, and 2-car garage

Tilden St

- 3,593 finished square footage
- 2 floor plans
 - Layout 1: 3 bedrooms, all with ensuite bathrooms (one on the 1st floor), total of 3.1 baths, 1+ car garage
 - Layout 2: 2 bedrooms, all with ensuite bathrooms, 1st floor office and half bath, total of 2.2 baths, 1+ car garage

Listing Rep: Alisha Stigall, The Pace of Richmond, Keller Williams Realty, 804-465-9444

Listing Agent: John Pace, The Pace of Richmond, Keller Williams Realty, 804-545-6613

Information deemed reliable but not guaranteed.