

# Readers Branch Single Family Homes



 1,806 - 3,640 Square Feet

 2 - 5 Bedrooms

 2.0 - 3.5

**Priced From \$619,900**



**Community Location:** 12409 North Crossing Drive, Manakin-Sabot, VA 23103

## Features of this Community

- First floor primary bedrooms
- Low maintenance living
- Clubhouse
- Pickleball courts
- Nearly 35 acres of protected environmental features with pocket parks, walking trails, bird watching stations, trellis swings, ponds, and nature overlooks
- A robust social scene with clubs and activities for all interests such as dining, dancing, crafts, coffee, and wine

Southern charm meets nature's preserve at Readers Branch, one of Goochland's fastest growing active adult, low maintenance communities offering new construction homes for sale and a welcome retreat from the hustle and bustle of city life. Immerse yourself in nearly 35 acres of protected countryside designed to celebrate the community's namesake, Readers Branch creek. Amenities includes a clubhouse, pocket parks, pickleball courts, pavilion with fireplace, monarch butterfly waystation, walking trails and wildflower meadows perfect for bird watching. There is also quite the social scene here, where friends and neighbors gather to enjoy each other and our community. From dining, dancing, and crafts – to coffee and wine, you'll discover a social club perfect for making the most of every Readers Branch moment. Here you can fill your social fix the way it was meant to be – together!

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# Readers Branch Single Family Homes



## Quick Move-Ins



### 12644 Branch Parke Drive

Manakin-Sabot, VA 23103  
Readers Branch Single Family Homes  
Homesite 24-VII

**\$887,900**

The Linden Terrace

🏠 3,455 🛏 3 🚗 2.5



### 12640 Branch Parke Drive

Manakin-Sabot, VA 23103  
Readers Branch Single Family Homes  
Homesite 25-VII

**\$869,900**

The Hartford Terrace

🏠 3,640 🛏 3 🚗 2.5



### 12638 Branch Parke Drive

Manakin-Sabot, VA 23103  
Readers Branch Single Family Homes  
Homesite 26-VII

**\$889,900**

The Fulton Terrace

🏠 3,509 🛏 3 🚗 3.0



### 12470 North Crossing Drive

Manakin-Sabot, VA 23103  
Readers Branch Single Family Homes  
Homesite 27-V

**\$769,900**

The Linden III

🏠 2,677 🛏 3 🚗 2.5

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# Readers Branch Single Family Homes



## Quick Move-Ins



### 12471 North Crossing Drive

Manakin-Sabot, VA 23103  
Readers Branch Single Family Homes  
Homesite 15-V

**\$885,377**

The Linden Terrace

🏠 3,380 🛏 3 🚗 2.5



### 1537 Whippoorwill Road

Manakin-Sabot, VA 23103  
Readers Branch Single Family Homes  
Homesite 2-6

**\$712,608**

The Corvallis

🏠 2,116 🛏 3 🚗 2.0



### 12469 North Crossing Drive

Manakin-Sabot, VA 23103  
Readers Branch Single Family Homes  
Homesite 14-V

**\$876,664**

The Hartford Terrace

🏠 3,629 🛏 3 🚗 2.5

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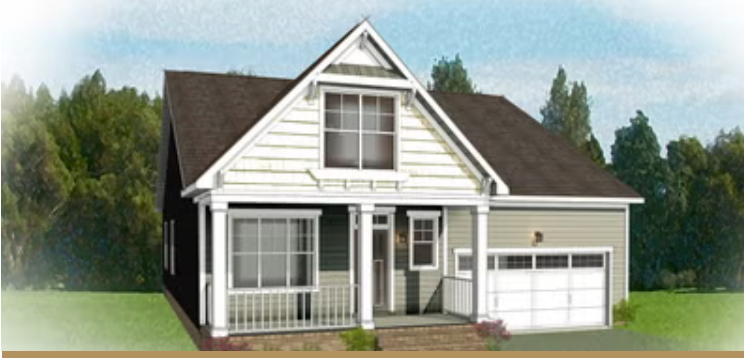
This information is deemed reliable but not guaranteed. All details, dimensions, square footage, illustrations and pricing are approximate and may vary from actual plans and specifications. Contact an Eagle Sales Consultant for details. Current information as of 2nd January 2026



# Readers Branch Single Family Homes



## Floor Plans



**Belmont**

Starting at \$619,900

 1,806  2  2.5



**Corvallis**


Starting at \$629,900

 2,106  3 - 5  2 - 3



**Belmont Terrace**

Starting at \$663,500

 1,806  2 - 4  2.5 - 3



**Linden III**

Starting at \$663,500

 2,677  3  2.5



**Fulton**

Starting at \$672,400

 2,881  3 - 4  3



**Linden Terrace**

Starting at \$698,400

 2,918  3  2.5

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# Readers Branch Single Family Homes




## Floor Plans



**Carlisle**

Starting at \$704,600

 2,873  3 - 4  2.5 - 3



**Hartford Terrace**

Starting at \$729,400

 3,044  3 - 4  2.5



**Fulton Terrace**

Starting at \$737,900

 3,095  3  3

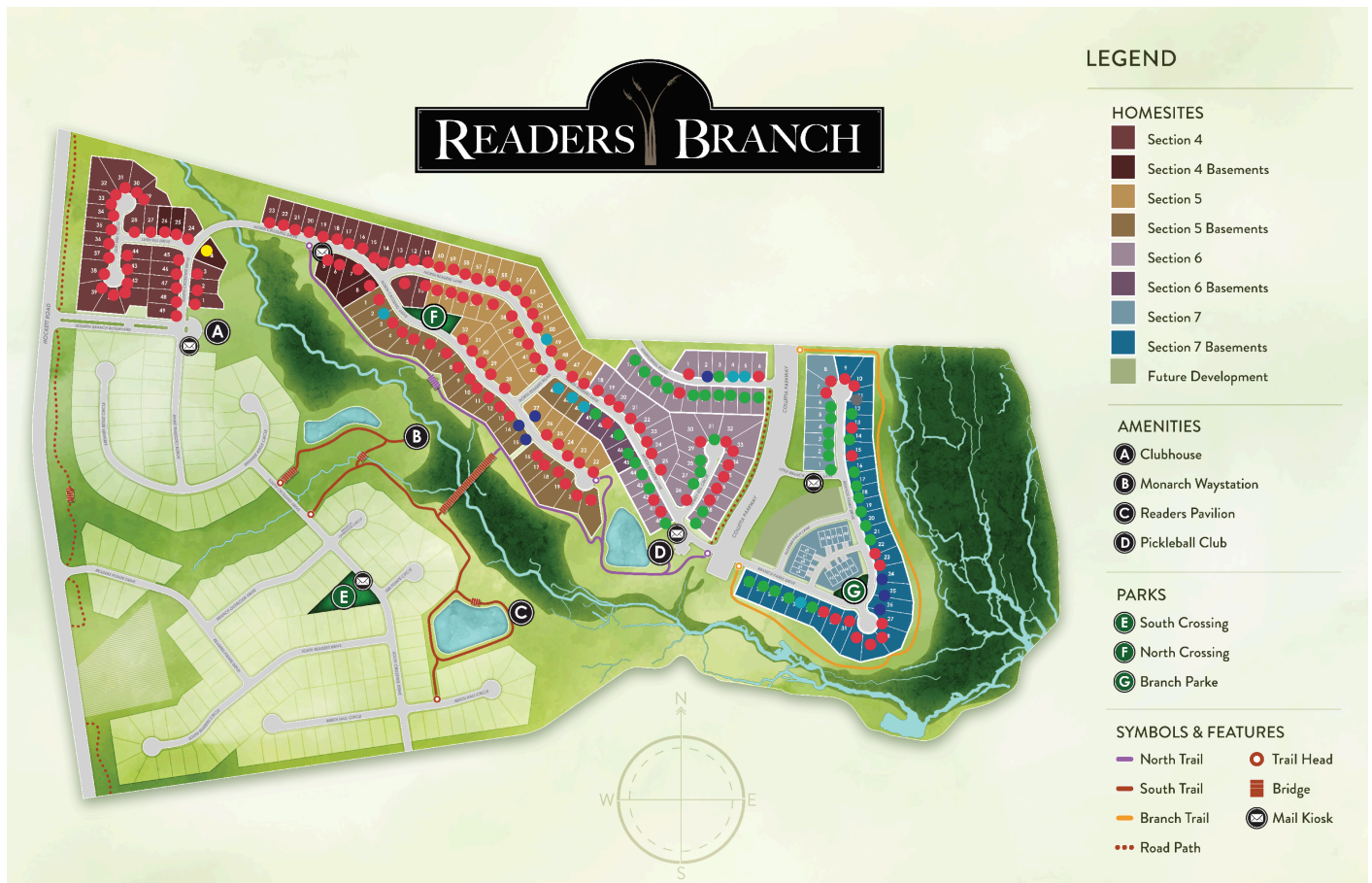
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# Readers Branch Single Family Homes



## Interactive Siteplan



- Quick Move-ins
- Available Homesites
- Sold
- Future Quick Move-In
- Model Home
- Not Released

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# Included Features

## AT READERS BRANCH



### Architectural Features:

- Fiber cement prefinished siding with aluminum wrapped rake and fascia with full vented soffit at eaves
- Trim to be white
- Masonry with brick veneer, per plan. Side and rear foundation walls may be stepped down, per site conditions. Insulated conditioned crawl space

### Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with broom finished concrete and brick steps. Architectural columns installed per plan. If rails are included, they will be white or black powder coated aluminum
- Front door to be 6'8" insulated fiberglass door with transom and sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Included Deck constructed of pressure treated wood, sized per plan (exclusion: Fulton model). Step location determined per site conditions

### Streetscape Features:

- Unique exterior detailing
- Asphalt driveway and broom finished concrete walkway
- Front, side and rear yards will have sod and irrigation. Builder landscaping package with mulch will be installed
- Professionally pre-selected exterior color palette

### Mechanical Features:

- 14 SEER rated HVAC system with a Programmable Thermostat on each floor
- Energy Efficient 50 gallon electric hot water heater

### Energy Efficient Home Features:

- Vinyl single-hung tilt low E windows with grids between insulated glass. Screens are included on all operational windows
- R38 blown and/or batt ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Air filtration package - building wrap, window flanges taped to house wrap, and interior of sole plate sealed to subfloor
- Duct blaster test to be conducted on all duct work

### Interior Features:

- Hollow core, 2 panel, smooth, square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)

- Pre-Finished Laminate wood flooring in Foyer, Kitchen, Breakfast Nook, Butler's Pantry, Dining Room, and Powder Room
- Ceramic Tile in Primary Bath
- Vinyl in Secondary Full Baths and Laundry Room
- Carpet in all remaining areas
- Pine, fully carpeted stairs with oak handrail, newel post and rosette, with tapered painted balusters and painted cap board (per plan). Secondary floors will have drywalled half wall with painted wall cap or full wall, per plan.
- 5-1/4" ogee base with 3-1/4" Colonial Casing on windows, doors and cased openings
- 1-piece 3-5/8" crown in Dining Room with two member chair rail and picture frame molding below
- Structured Wiring Package

### Kitchen Features:

- GE Stainless Steel Appliance Package / electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" tall Aristokraft Sinclair flat panel birch cabinets
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

### Bathroom Features:

- Primary Bath: 5' shower including fiberglass base, ceramic tile surround and glass shower enclosure. Double or single vanity(s) with double lever chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit (per plan). Double or single vanity(s) with double lever chrome faucets
- Half Bath: Pedestal sink with double lever chrome faucet
- White cultured marble vanity tops
- Elongated commodes

### The Eagle Difference - Performance is the Eagle Standard:

- Eagle Advantage Home Warranty (10-year limited warranty)
- Pre-closing walk through
- 60 day and one year post-closing review

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## Schools

**Randolph Elementary School**

1552 Sheppard Town Road  
8.2 miles from Readers Branch

**Goochland Middle School**

3250 River Road West  
14.2 miles from Readers Branch

**Goochland High School**

3250 River Road West  
14.2 miles from Readers Branch

**Adams International School**

1655 Broadstreet Road  
8.1 miles from Readers Branch

**The Steward School**

11600 Gayton Road  
7.9 miles from Readers Branch

## Area Amenities

**Grocery Stores**

Wegman's, Publix, Trader Joe's,  
Kroger, Food Lion, ALDI, Walmart,  
Whole Foods

**Malls and Shopping**

Short Pump Town Center, TJ  
Maxx, Target, HomeGoods, West  
Broad Village Shopping Center,  
Walmart, Carytown, Stony Point  
Fashion Park

**Restaurants**

Sedona Taphouse, Cooper's  
Hawk Winery and Restaurant, The  
Daily, Mellow Mushroom, Wong's  
Tacos, Sunset Grill, Satterwhite's  
Restaurant, Industrial Taphouse,  
Tazza Kitchen, The Boathouse

**Recreation**

American Family Fitness, ACAC  
Fitness, Rockville Community  
Center, Hermitage Country Club,  
Sycamore Creek Golf Club,  
Kinloch Golf Club, Tuckahoe  
Creek Park and Short Pump Park

**Entertainment**

Drive Shack, Regal Cinemas  
Short Pump, Skate Nation, Bowl  
America, Boomerang Air Sports,  
Bogeys, Dave and Buster's,  
Midnight Brewery, Hardywood  
West Creek Brewery, Kindred  
Spirits Brewery

**Pharmacies**

Wegman's, Publix, CVS, Kroger,  
Walgreens, Walmart, Target

## Local Contacts

**Utilities**

Dominion  
Virginia Power  
888.667.3000

Columbia Gas  
800.543.8911

Comcast  
877.603.9815

Verizon  
800.837.4966

Goochland County  
Public Utilities  
804.556.5835

**Hospitals**

Bon Secours Short Pump Emergency Center, Henrico  
Doctors' Hospital, Parham Doctors' Hospital, St. Mary's  
Hospital, Patient First

**Tax Information**

\$.85 per hundred of assessed value (includes \$.32 for  
Tuckahoe Creek Service District ad valorem tax)

*Readers Branch is located within one of Goochland County's designated growth areas. To learn more about the County's Comprehensive Plan, please visit <https://www.goochlandva.us/250/2035-Comprehensive-Plan>*



# Low Maintenance Living

AT READERS BRANCH



Coming home to Readers Branch means you'll never lose another Saturday behind a lawnmower. Instead of grass clippings and stained shoes, you'll have more time to spend with your friends and family to save all of life's little moments that mean so much.

## Readers Branch Homeowner's Association Includes:

Nearly 35 acres of protected environmental features with pocket parks, walking trails, bird watching stations, trellis swings, ponds, pickleball courts, butterfly garden, and clubhouse with monthly social calendar

- Lawn Maintenance:
  - Mowing
  - Maintenance of landscaping
  - Mulching
  - Weed applications
- Trash and recycling pick-up
- Maintenance of common areas and amenities
- Pickleball Courts
- Clubhouse

**Monthly Fee\*: \$220**

\*Subject to change

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