Readers Branch Single Family Homes



1,806 - 3,640 Square Feet

2 - 5 Bedrooms

2.0 - 3.0

Priced From $629,900

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



12640 Branch Parke Drive
Manakin-Sabot, VA 23103
single family
Homesite 25-VII
The Hartford Terrace
3,640 3 2.5
$869,900



12583 Henley Hill Circle
Manakin-Sabot, VA 23103
single family
Homesite 31-6
The Linden III
2,727 3 2.5
$795,281



12509 North Readers Lane
Manakin-Sabot, VA 23103
single family
Homesite 40-VI
The Corvallis
2,116 3 2.0
$720,786



1534 Whippoorwill Road
Manakin-Sabot, VA 23103
single family
Homesite 10-6
The Belmont
1,944 2 2.5
$722,734

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Readers Branch Single Family Homes

Quick Move-Ins

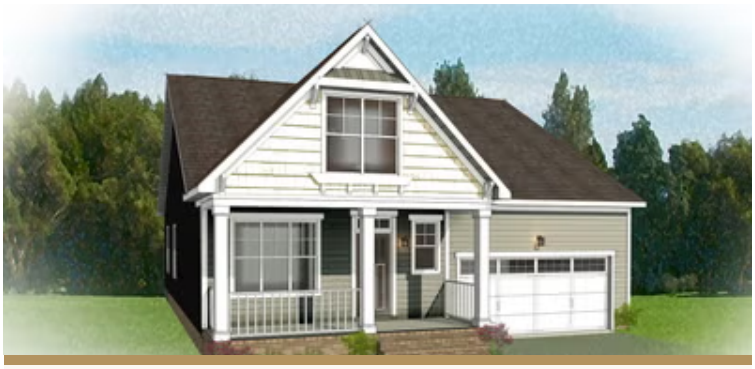


12533 North Readers Lane
Manakin-Sabot, VA 23103
single family
Homesite 44-V
The Linden Terrace
3,455 3 2.5
$861,608

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Readers Branch Single Family Homes

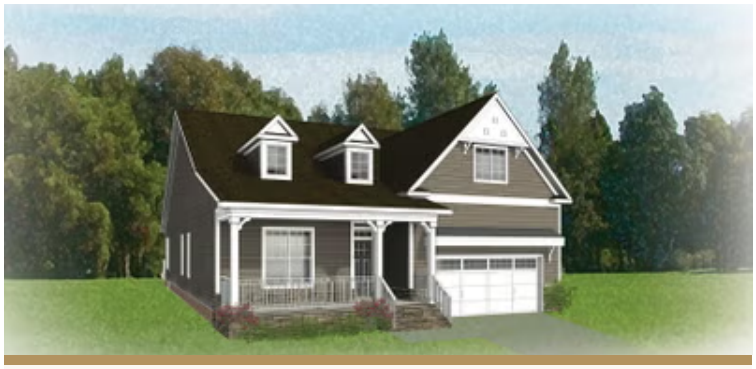
Floor Plans



Belmont

1,806 2 2.5
Starting at

$629,900



Corvallis

2,106 3 - 5 2 - 3
Starting at

$639,900



Belmont Terrace

1,806 2 - 4 2.5 - 3
Starting at

$673,500



Linden III

2,677 3 2.5
Starting at

$673,500

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Readers Branch Single Family Homes

Floor Plans



Linden Terrace

2,918 3 2.5
Starting at

$708,400



Hartford Terrace

3,044 3 - 4 2.5
Starting at

$739,400



Fulton Terrace

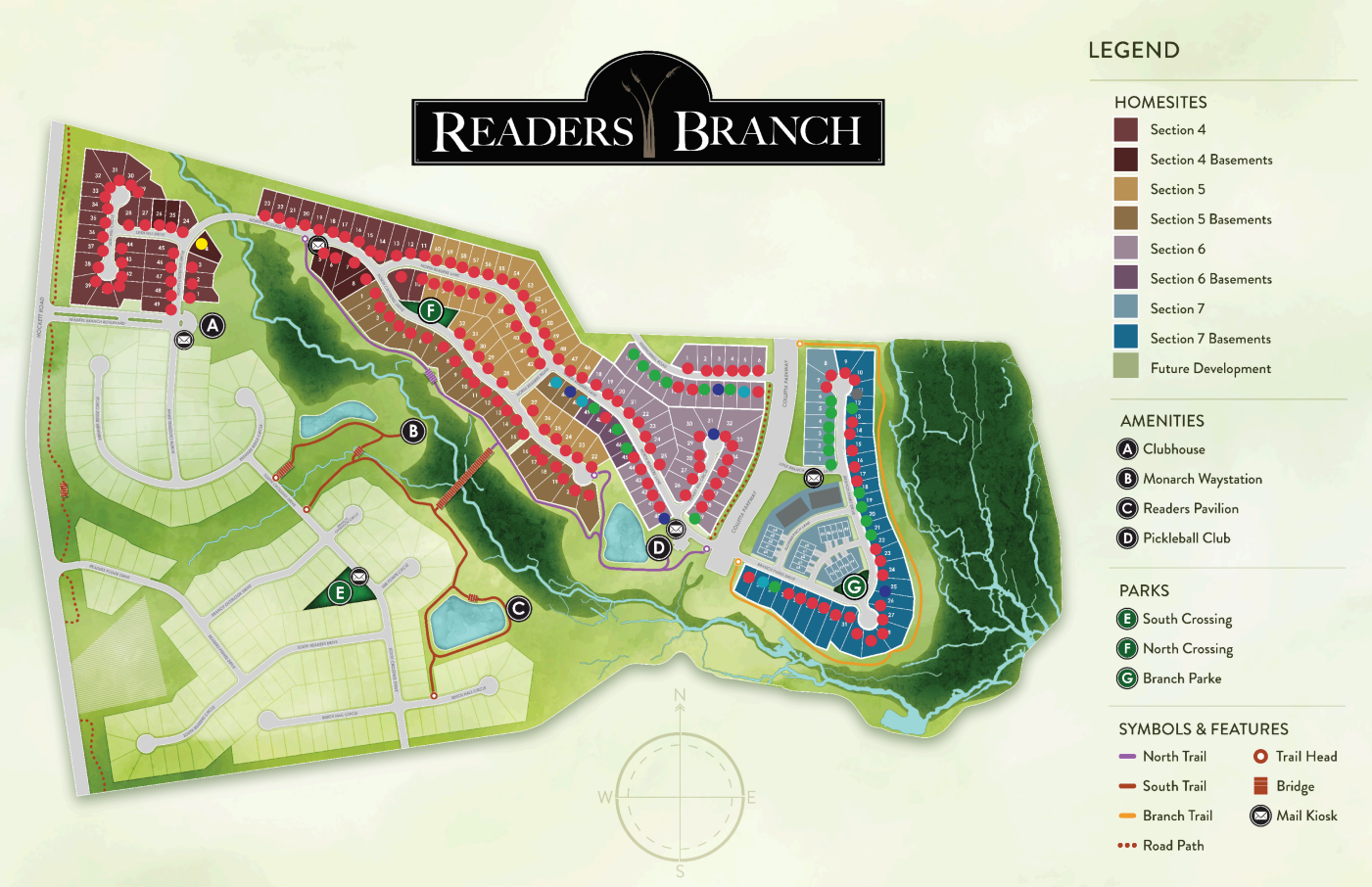
3,095 3 3
Starting at

$747,900

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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

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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" inslulated 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
- Granite countertops (Level 1)
- 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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EQUAL HOUSING OPPORTUNITY

Community Information
AT READERS BRANCH

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	Columbia Gas	Comcast	Verizon	Goochland County Public Utilities
888.667.3000	*800.543.8911*	*877.603.9815*	*800.837.4966*	*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

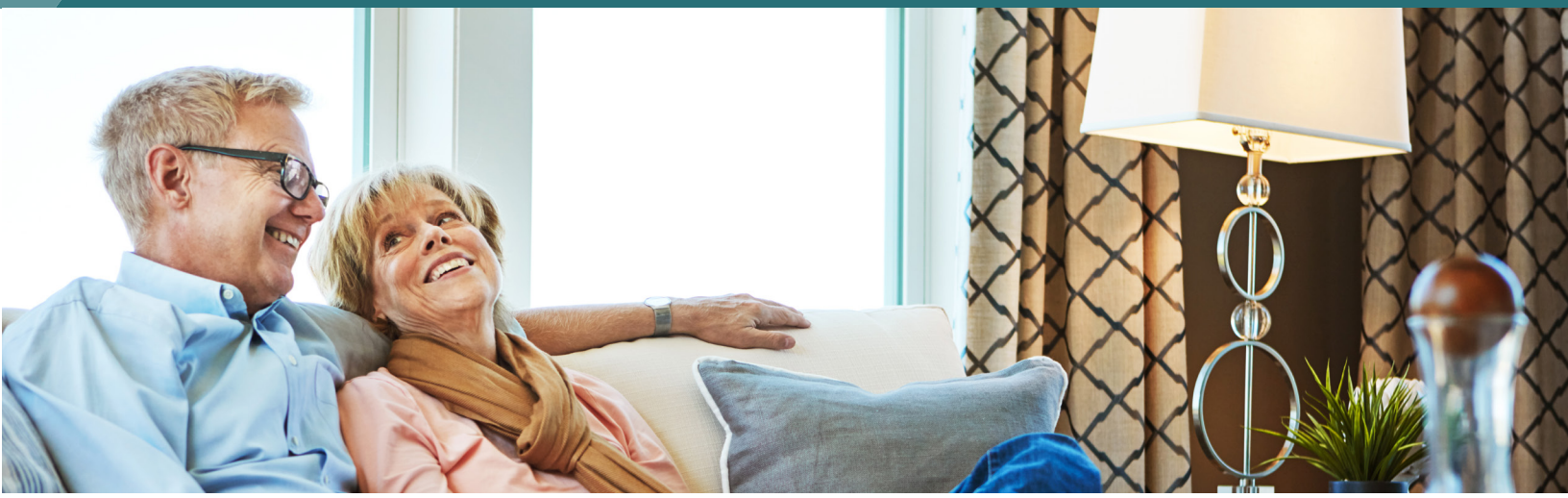
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EQUAL HOUSING OPPORTUNITY

Low Maintenance Living
AT READERS BRANCH

eagle



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*: $230

*Subject to change

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EQUAL HOUSING OPPORTUNITY