Readers Branch Townhomes

2,121 - 2,414 Square Feet

3 - 4 Bedrooms

2.5 - 3.0

Priced From $549,900



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

Features of this Community

- Brand new townhomes in the established Readers Branch community in Goochland, VA
- 2-story townhomes with first floor primary bedrooms
- Low maintenance living
- Rear entry 2-car garages
- Community clubhouse, pocket parks, pickleball courts, and thriving social scene
- Celebrates the natural beauty with miles of walking trails, monarch waystation, wildflower meadows, birdwatching stations, and more

Townhome Model Now Open! Experience Southern charm and natural beauty at Readers Branch-a thoughtfully designed new construction community in Goochland, Virginia. We are NOW offering 2-story townhomes in this low-maintenance, active adult neighborhood, perfect for those seeking both connection and calm. Surrounded by nearly 35 acres of protected countryside, Readers Branch is a perfect retreat surrounded by walking trails, wildflower meadows, and the scenic Readers Branch Creek.

Community amenities include a clubhouse, pocket parks, pickleball courts, a cozy pavilions with fireplace, butterfly gardens and nature-inspired spaces ideal for bird watching in the quiet moments outdoors

Enjoy a vibrant social life with fun community events — from wine nights to craft classes.

At Readers Branch, you'll find the perfect blend of community, comfort, and countryside charm-all just moments from the heart of Short Pump.

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 5th November 2026

Readers Branch Townhomes

Quick Move-Ins



12735 Alderbranch Lane
Manakin-Sabot, VA 23103
townhome
Homesite 62-VII
The Manchester Townhome
2,414 3 2.5
$619,900

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 5th November 2026

Readers Branch Townhomes

Floor Plans



Ridge Interior Unit

2,121 3 2.5
Starting at

$549,900



Ridge End Unit

2,121 3 2.5
Starting at

$559,900



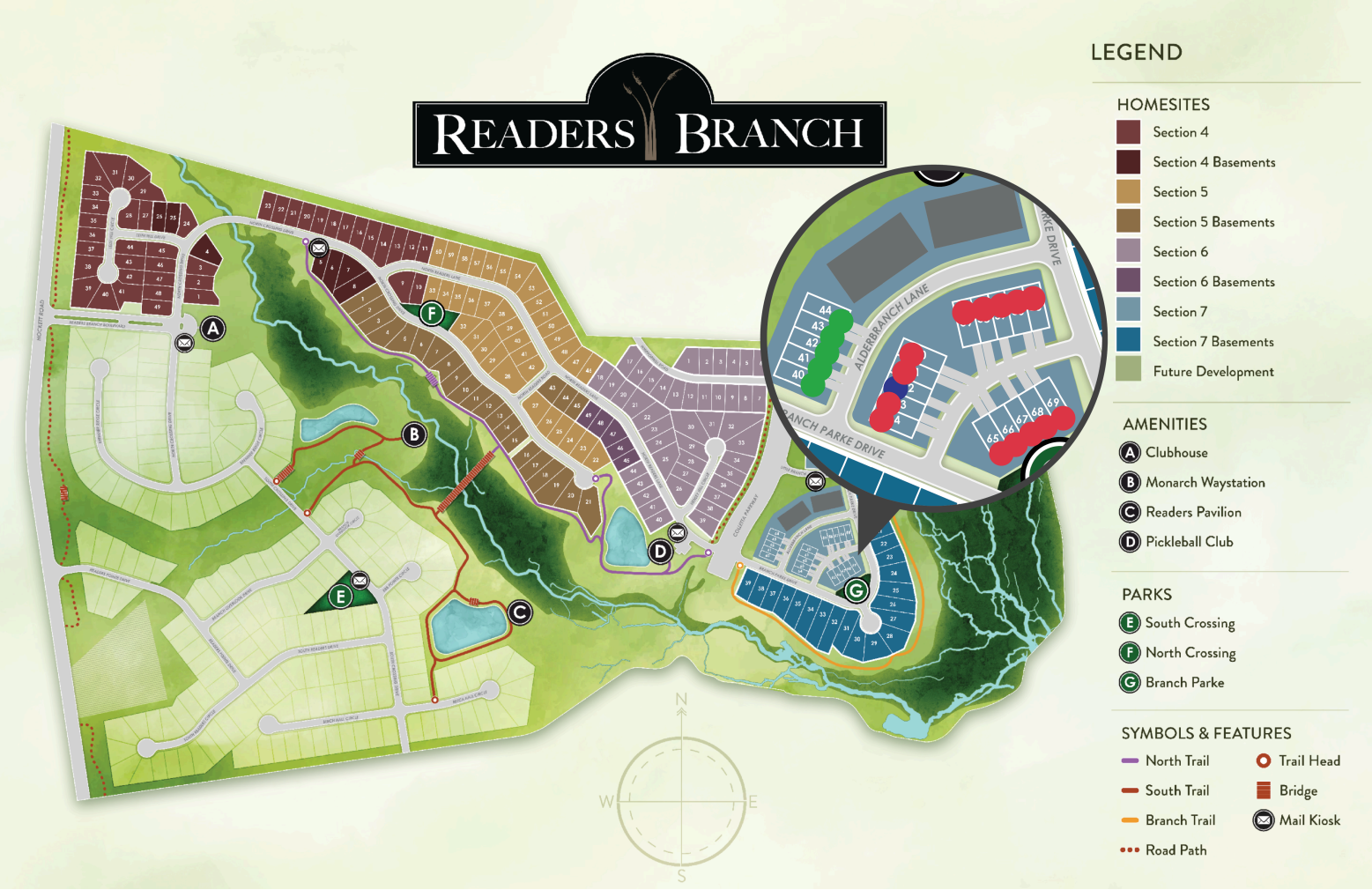
Manchester Townhome

2,140 3 - 4 2.5 - 3

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 5th November 2026

Readers Branch Townhomes

Interactive Siteplan



Quick Move-ins Available Homesites Sold

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 5th November 2026

Included Features

READERS BRANCH TOWNHOMES

Architectural Features:

- Accented brick with remaining areas to be Fiber Cement 6" prefinished siding with aluminum wrapped rake and fascia and fully vented soffit at eaves. Shake siding to be Fiber Cement 7" random square staggered edge shake

Exterior Features:

- Limited Lifetime Dimensional shingles with standing seam metal per plan/elevation
- 4" concrete slab with 6 mil poly vapor barrier, R10 perimeter insulation 24" horizontal and vertical, on 4" compacted gravel
- Front stoop/porch to be brick with broom finished concrete and brick steps. Architectural columns installed per plan. All rails (per plan) to be black powder coated aluminum
- Front door to be 6'8" inslulated fiberglass door with transom and sidelight, per plan
- Garage door to be Carriage style steel insulated door with window. 2 remotes for garage doors and optical safety sensor
- Two hose bibs
- 5" OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Double trash can enclosure with vinyl panel gate and concrete pad
- Ridge plan - 48" tall black powder-coated aluminum fence with single gate

Streetscape Features:

- Unique exterior detailing
- Professionally pre-selected exterior color palette. Trim to be white
- Asphalt driveway and broom finished concrete walkway
- Sod, irrigation and landscaping package per Primary Landscaping Plan

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:

- White 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 sill plate sealed to subfloor
- Duct blaster test to be conducted on all duct work

Interior Features:

- 6-8" tall hollow core, 2 panel, smooth square top doors with satin nickel door knobs
- 9' ceilings on 1st floor, 8' ceilings on 2nd floor
- Designer Ventilated closet shelving (per plan)
- Pre-Finished Laminate Wood flooring in Foyer, Dining Room, Powder Room, Kitchen, Breakfast Nook, and Butler's Pantry
- Ceramic Tile in Primary Bath
- Vinyl in Secondary Full Baths and Laundry Room/ Utility
- Carpet in all remaining areas
- Pine, fully carpeted stairs with oak handrail, newel post and rosette, with tapered painted balusters and painted cap board. 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
- 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 undermount double bowl kitchen sink with single lever stainless faucet
- 1/2 HP garbage disposal
- Icemaker hookup included for refrigerator

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. Aristokraft Sinclair flat panel birch 34" high cabinets.
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower combo (per plan). Double or single vanity(s) with double lever centerset chrome faucets. Aristokraft Sinclair flat panel birch 31" high cabinets
- Powder Room: Pedestal sink or vanity (per plan) with double lever centerset 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

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.

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

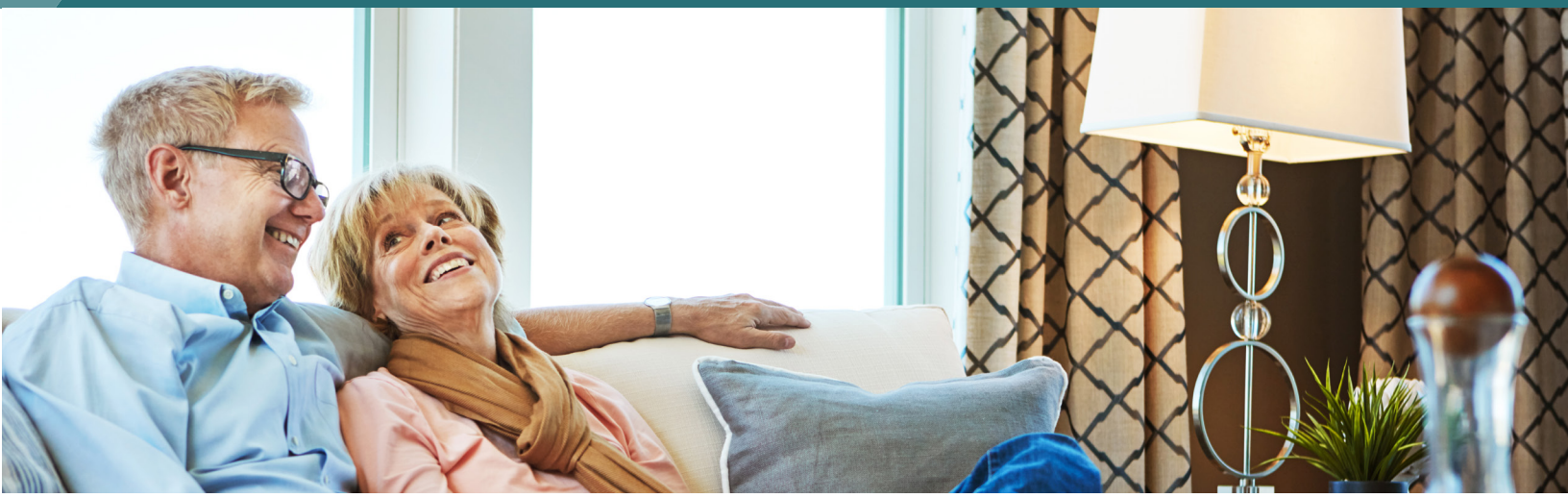
eagleofva.com

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.

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

eagleofva.com

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.

EQUAL HOUSING OPPORTUNITY