


Readers Branch Single Family Homes



 1,806 - 3,640 Square Feet

 2 - 5 Bedrooms

 2.0 - 4.5

Priced From \$598,900



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



12543 North Readers Lane

Manakin-Sabot, VA 23103
Readers Branch Single Family Homes
Homesite 40-V

\$914,990

The Linden III

🏠 3,031 🛏 4 🚗 4.5



12540 North Readers Lane

Manakin-Sabot, VA 23103
Readers Branch Single Family Homes
Homesite 49-V

\$691,591

The Corvallis

🏠 2,121 🛏 3 🚗 2.0



12456 North Crossing Drive

Manakin-Sabot, VA 23103
Readers Branch Single Family Homes
Homesite 32-V

\$751,834

The Linden III

🏠 2,677 🛏 3 🚗 2.5



12638 Branch Parke Drive

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

\$898,528

The Fulton Terrace

🏠 3,509 🛏 3 🚗 3.0

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Readers Branch Single Family Homes



Quick Move-Ins

summer 2025



12640 Branch Parke Drive

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

\$878,526

The Hartford Terrace

🏠 3,640 🛏 3 🚗 2.5

summer 2025



12644 Branch Parke Drive

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

\$896,476

The Linden Terrace

🏠 3,455 🛏 3 🚗 2.5

coming soon



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

coming soon



12471 North Crossing Drive

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

\$885,377

The Linden Terrace

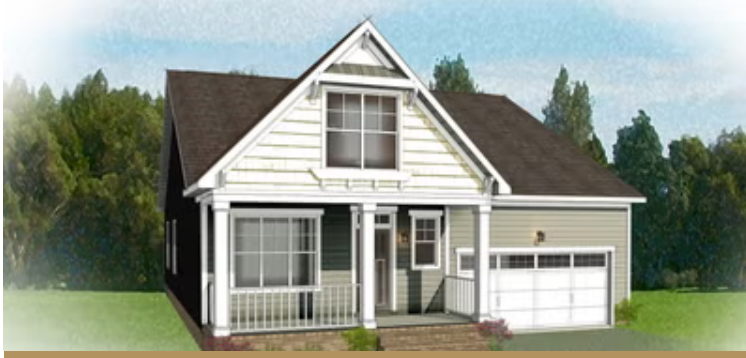
🏠 3,380 🛏 3 🚗 2.5

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Readers Branch Single Family Homes



Floor Plans



Belmont

Starting at \$598,900

 1,806  2  2.5



Corvallis



Starting at \$616,500

 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

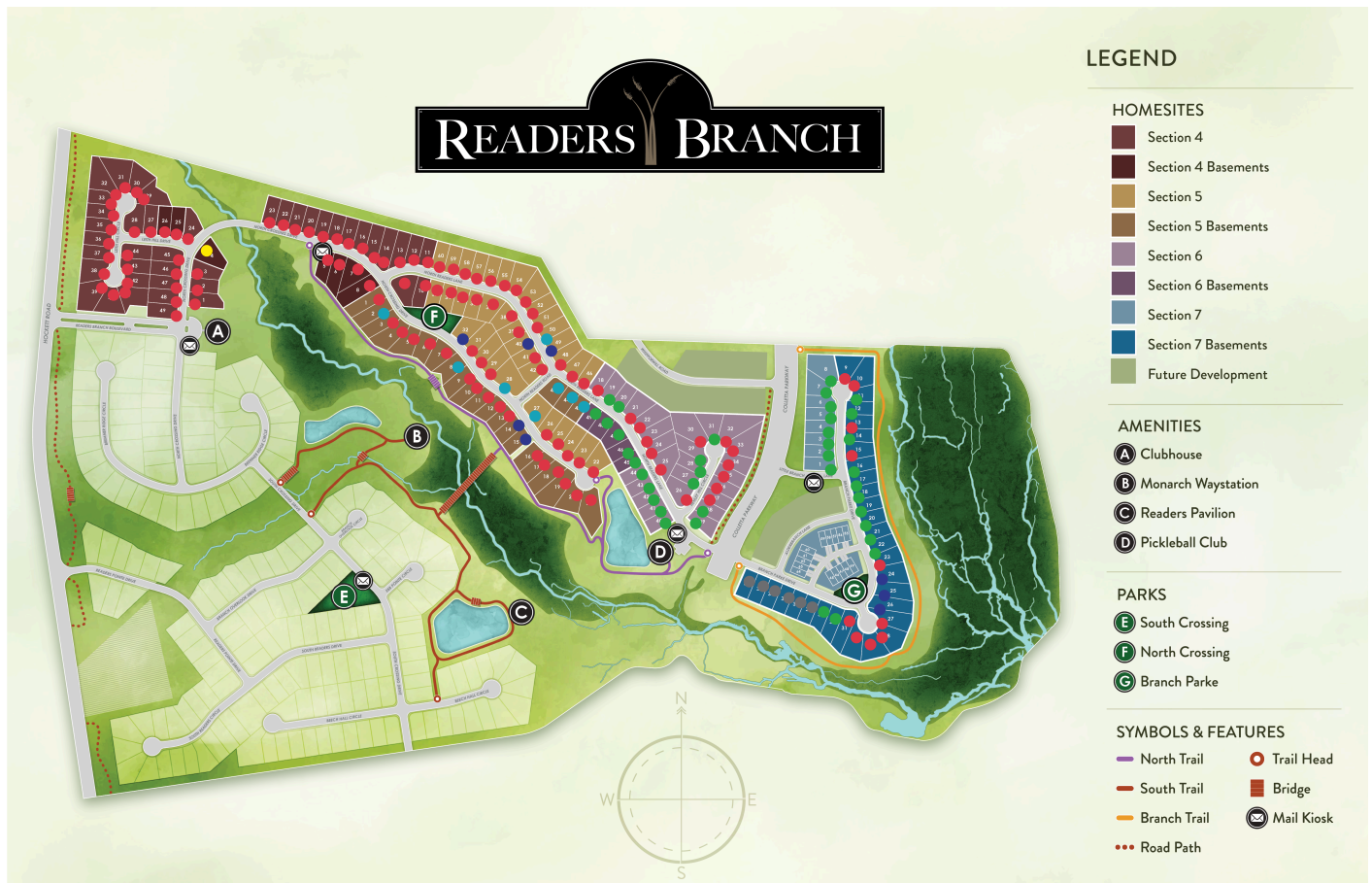
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Readers Branch Single Family Homes



Interactive Siteplan



- Quick Move-ins
- Available Homesites
- Sold
- Future Quick Move-In
- Model Home

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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, West Creek Emergency Center, 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:

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

Monthly Fee*: \$215

*Subject to change

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