


Readers Branch Townhomes



 2,117 - 2,257 Square Feet

 3 - 4 Bedrooms

 2.5 - 3.0

Priced From \$584,031



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
- 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

Townhomes NOW SELLING at Readers Branch! Southern charm meets nature's preserve at Readers Branch, an established new construction community with homes for sales in Goochland. We are excited to soon be offering 2-story townhomes in this active adult, low maintenance community that offers a welcome retreat from the hustle and bustle of city life. Immerse yourself in nearly 35 acres of protected countryside and environmental features designed to celebrate the community's namesake, Readers Branch creek. Amenities include a clubhouse, pocket parks, future pickleball courts, pavilion with fireplace, 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 everything our community has to offer. 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 Townhomes



Quick Move-Ins



12721 Alderbranch Lane

Manakin-Sabot, VA 23103
Readers Branch Townhomes
Homesite 59-VII

\$610,639

The Manchester Townhome

2,257 3 2.5



12713 Alderbranch Lane

Manakin-Sabot, VA 23103
Readers Branch Townhomes
Homesite 56-VII

\$585,016

The Manchester Townhome

2,172 3 2.5



12717 Alderbranch Lane

Manakin-Sabot, VA 23103
Readers Branch Townhomes
Homesite 58-VII

\$585,031

The Manchester Townhome

2,117 3 2.5



12715 Alderbranch Lane

Manakin-Sabot, VA 23103
Readers Branch Townhomes
Homesite 57-VII

\$584,031

The Manchester Townhome


2,172 3 2.5

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Floor Plans



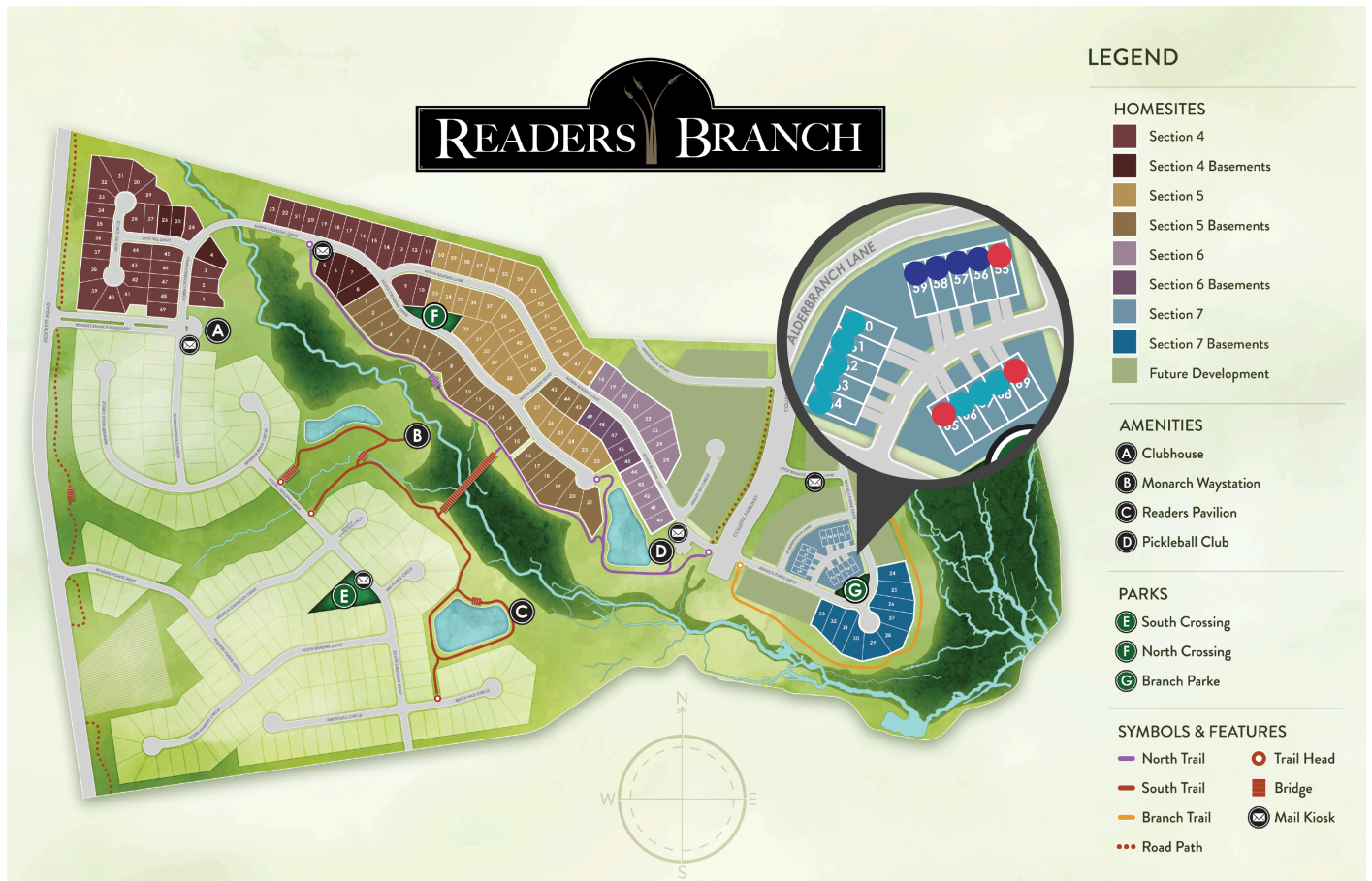
Manchester Townhome Starting at \$584,031

 2,140  3 - 4  2.5 - 3

Readers Branch Townhomes



Interactive Siteplan



● Quick Move-ins
 ● Sold
 ● Future Quick Move-In

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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" insulated 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

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
- WhiteVein 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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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.



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, The Pickle Barrel,
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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