

NEW HOME COMMUNITIES

With inventory at an all-time high and interest rates at an all-time low, the Richmond area is a prime market for savvy new-home buyers. The latest builder incentives include free services from interior decorators, landscapers and handymen who can help buyers sell existing homes so they can purchase new homes.

Come builders are also offering to pay the first six months of mortgage payments. The idea behind these incentives is to keep new home prices strong, and in turn keep assessment values from going down during troubled economic times.

While everyone waits for the economic rebound, buyers can take advantage of this extraordinary home-buying market, offering the area's best homes and lots.

CITY OF RICHMOND

Bound on the north by I-64; east, City of Richmond line; south, James River; west, Powhite Pkwy.

The Ambrata	\$100s+	1-2 bedrooms; balconies. #Carrie St. Clair, Kylie Bingham, One South Realty, 353-0009	%601 Roseneath Rd. at Patterson
Cary St. Flats	\$120s+	Modern European-style condos. #Scott Garnett, One South Realty Group, 353-0009	%Near VCU, 1600 block Cary St.
Chastleton Court	\$230s+	Condos: hardwoods, ceramic tile; garages. #Cathy Noonan, Long & Foster, 754-4528	%Corner of Thompson and Monument
Eagle Mill Towers Condominiums	From \$130s	1-3 bedrooms; secured parking; bamboo floors, granite counters, stainless appliances. #Tonya Whitten Morrow, One South Realty Group, 353-0009, ext. 601	%From downtown, west on Broad St., right on Bowe, right to 1414 Marshall St.
Emrick Flats	\$180s+	Windows, concrete floors, open architecture. #Rick Jarvis, One South Realty, 353-0009	%101 W. Marshall St., at Adams/Broad/Marshall
Fan Gallery Condominiums	\$140s - \$160s	Loft-style, 15-foot ceilings, 1-2 bedrooms, parking, roof deck, gas fireplaces. #Will Hamnett, Prudential Slater James River, 916-3306	%Corner of Allen Ave. and Broad St. in Fan District
Hollywood Heights	\$300s+	3-4 bedrooms, bamboo floors, balconies. #Andrea Levine, One South Realty, 353-0009	% Oregon Hill, 500 block Cherry St.
Iron House Place Condominiums	From \$140s	1-2 bedrooms; secured parking, granite countertops, bamboo floors, stainless appliances. #Tonya Whitten Morrow, One South Realty Group, 353-0009, ext. 601	%1333 W. Broad St., on left before Starbucks
The Lofts at Cary Place	\$250s	Condo above commercial/retail space; 2 bedrooms, 2 baths and balcony; 1,220 square feet. #Nelson Curtis, Legacy Properties, 241-0609, 355-5050	%1915 W. Cary St. (Fan)
Marshall Street	\$185 to	1-2 bedrooms; secured parking, fitness room, courtyard and rooftop deck.	% Marshall St. east of Belvidere between

Bakery Condos	\$299	#Scott Garnett, Rick Jarvis, Andrea Levine, Laura Waite, One South Realty Group, 353-0009	Brook and Adams
The Mews at Cary Mill	From \$200s	Warehouse renovation and new construction sharing a common mews. #Andrea Levine, One South Realty Group, 353-0009	%1700 block W. Cary St.
The Miller & Rhoads Residences	\$129 to \$599	1-bedroom, 1-bedroom den and 2-bedroom units. #Curt Reichstetter, Joyner Fine Properties, 967-2459	%At 6th and Grace streets
Monument Circle Condominiums	\$205 to \$215	2-bedroom, 2-bath units, balconies, parking; 900-plus square feet, 9-foot ceilings. #Will Hamnett, Prudential Slater James River, 916-3306.	%1630 Monument Ave., at Lee statue
The Overlook Townhouses	From \$250	Overlooking James River; historic architecture, garages, reserved parking. #Millie Green Team, Commonwealth Properties, 344-0844, overlooktownhouses.com	%South on Belvidere St., right on Holly St., left on S. Laurel
The Reserve Condominiums	\$200s to \$450	Gas fireplaces, secure parking, rooftop decks, balconies and/or terraces. #Rick Jarvis, One South Realty, 353-0009, 305-7722	%Corner of 25th and Franklin streets, along Tobacco Row
Stafford Terrace Condominiums	\$220s to \$240s	12 units with 2 bedrooms, 2 baths; 1,100-plus square feet, parking, 9-foot ceilings. #Will Hamnett, Prudential Slater James River, 916-3306	%101 N. Stafford between Floyd and Grove in the Fan
Sterling Row	Mid \$300s	Contemporary town homes; garages, gated private courtyard. #Andrea Levine, One South Realty, 353-0009, 647-2828; Ed Andrews, Long & Foster, 340-0840	%110 N. 19th St. between E. Grace and Franklin streets in Shockoe Bottom
Tribeca Brownstones	\$299 to \$325	Spacious town houses with garages. #Rick Jarvis, One South Realty Group, 353-0009, 305-7722	%501-513 S. Harrison St.
Villas of Oakwood	\$90s+	Affordability next to downtown. #Darlene Brent, Long & Foster, 346-4411	E. Richmond Rd. near Broad and Chimbarazo
Vistas on the James	From \$300s	Condos in high rise; 10-foot ceilings, balconies, river and city views, indoor parking. #Dominion Realty Partners, Anna Campbell, 780-3030, vistasonthejames.com	%301 Virginia St.; Canal Turning Basin between Va. and 14th streets

CITY OF RICHMOND

Bound on the north by City of Richmond line; east, Powhite Pkwy.; south, James River; west, City of Richmond line.

Lock Lane Condominiums	\$250s to \$500	1-3 bedroom condos and town houses, granite counters, stainless appliances, hardwoods. #Lacy Williams, Joyner Fine Properties, 864-0316; locklaneongrove.com	%Grove Ave. to Lock Lane
West Grove Condominiums	\$160s to 190s	12 units with 2 bedrooms, 1 bath, balconies, parking, luxury finishes, open plans. #Will Hamnett, Prudential Slater James River, 916-3306	%4524 Grove Ave.; corner of Westmoreland and Grove
Wilton	\$1.5M+	Custom homes; basement lots; partial river view. #Carolyn Robinson, Park Place Properties, 285-2828	%Cary St. Road to S. Wilton, turn south

HENRICO COUNTY

Bound on the north by I-64; east, City of Richmond line; south, James River; west, by Henrico County line.

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			right on Church Rd., area ½ mile on right
Countryside Glen	From \$900s	12 estate-sized lots up to 1 acre in the River Road corridor; custom transitional homes, 4,000-sq.-ft plus. #John D'Amore, Napier Realtors ERA, 747-7653	%River Rd., east of Parham to Countryside Lane
Covey Run	\$400sto \$500s	Brick front transitionals, luxury master baths, 1st-floor masters available. #Scott Dearnley, Joyner Fine Properties, 938-5277	%Broad to Pump Rd., right on Church Rd., left on Covey Run Dr.
Falcon Rest	\$600sto \$700s	Brick and Hardie Plank exteriors, 1st-floor masters available; granite, maple, stainless kitchens. #Scott Dearnley, Joyner Fine Properties, 938-5277	%Off Pump Rd., between Gayton and Ridgefield
FoxHall	From \$850	Custom transitional homes, chef's kitchen, basement available, EarthCraft certified. #Beth Lane or Cotton Billingsley, Metropolitan Real Estate, 741-4108	%W. Broad St., left on N. Gayton, right into FoxHall on Causeway Dr., right on Holmbank Lane
Garland Estates	\$300s	Custom built transitionals on 1/3- to 1/2-acre lots, granite, stainless kitchens. #Will Hamnett, Prudential Slater James River, 916-3306	%Off Three Chopt Rd. between Parham and Pemberton
Grayson Hill	From \$300s	220-unit, town home community; clubhouse, walking trails, garages, 10-foot ceilings. #Karen M. Hofheimer, Gumenick Properties, 750-1870	%Intersection of Gaskins Rd. and Patterson Ave.
Monument Square	\$250s+	Condo community featuring 1-story and unique homes; clubhouse and pool. #Judi Antrobus, Gumenick Properties, 288-2680	%Corner of Monument Ave. and Willow Lawn Dr.
Parham Estates	\$250sto \$350s	Ranchers, Craftsman, capes; pool. #Harry Snipes, Weichert Realtors, 672-6700; Carter Snipes, Snipes Preferred, 730-2700	%Broad St., south on Parham, right on Fordson, right on Nesselwood Rd., left on Nesselwood Dr., right on Starwood Dr., right on Minna
Raleigh	From \$700s	Executive homes, custom features, lake-front lots, basements. #Jamie Younger, John VanderSyde, Lynn Thomas, Virginia Properties Long & Foster, 282-7300	%River Rd. west of Parham/Chippenham, right on Sleepy Hollow, right into area
Riverlake Colony	From \$900s	Colonials, transitionals; basements, 3-car garages. #Metropolitan Real Estate, 741-4108, Eleanor Goode, ext. 11; Cotton Billingsley, ext. 19	%River Rd. west past Gaskins to Riverlake, area on right
Riverlake Colony	From \$900s	Colonials, transitionals; basements, 3-car garages, 1-1½-acre lots. #Metropolitan Real Estate, 741-4108, Eleanor Goode, ext. 11; Cotton Billingsley, ext. 19	%River Rd. west past Gaskins to Riverlake, area on right
Three Notch Place	\$340s	Town homes with four brick sides, paved walks and drives, hardwood floors, ceramic tile. #Terri Emery, Prospect Homes, 364-1185	%Corner of Pump and Three Chopt roads
West Broad Village	From \$250s	Mix of retail/residential; 3-story town homes (Ryan Homes). 3- 4-story brownstones (Eagle). #Ryan Homes, 400-1302; Eagle Construction of Va., Ginny Prudhoe, 382-1516	%From I-64, exit at 178A Broad Street W.; left at 3rd light to Brownstone Blvd.
Westhampton Glen	\$500s to 700s	Brick homes with custom detailing, stone patios; some with stonework. #Jeff Stover, Hometown Realty, 762-8066, Darrell Bowman, 727-2308, Dave Eary, 727-2311	%Patterson Ave., west of Gaskins Rd. before Pump Rd.

Bound on the north by City of Richmond; East by City of Richmond line; South, I-64; West, I-64.

Ginter Place			
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Condominiums			
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HENRICO COUNTY

Bound on the north by Parham Road; east, Henrico County line and C&O Railway; south, I-64 and Henrico County line; west, I-64.

Frostick, Frostick Hills	\$300s+	Low-maintenance, custom homes. #Kristin Bowman, Richmond Real Estate Assoc., 433-0148	%Off Chamberlayne at Wilkinson and N. Wilkinson
Glenside Woods	\$210s+	Maintenance-free town homes. #Ryan Homes, 553-0289, ryanhomes.com	%From W. Broad St., north on Springfield Rd., cross Gaskins Rd., area on right
Huntington Place	From \$180s	Craftsman style with accent siding, front porches, 1-2 car garages, 3-4 bedrooms. #StyleCraft Homes, 515-0603, stylecrafthomes.com	%95N to Exit 82 (Chamberlayne Ave.), right on Chamberlayne, left on Wilmer Ave., go 1 mile to area
Park Ridge at Shirley	\$190s+	2-stories and ranch homes. #S. Roger Mathews, Joyner Fine Properties, 270-9440	%From Broad, Staples Mill N., right on Dumbarton, right on Byrdhill
Stoneleigh	\$300+	Braxton, Carlton & Danwood: Low-maintenance homes. #Kristin Bowman, Richmond Real Estate, 433-0148	%Off Parham Rd. between U.S. 1 & 301

HENRICO COUNTY

Bound on the north by the Chickahominy River and Henrico County line; east, Chickahominy River and Henrico County line; south, Parham Road and I-64; west, Henrico

County line.

Avington	\$340s	2- 3 bedrooms, 1st-floor masters, spacious plans. #Steven Just, Prospect Homes, 360-7270	%I-64, Short Pump exit, Broad St., right on Pouncey Tract Rd.
Bellingham at Twin Hickory	From \$400s	Exterior-maintained courtyard homes. #Allen See, Boone Homes, 708-5126 or 708-5130, boonehomes.net	% I-64 to I-295, take Nuckols Rd. north, left on Hickory Park Dr., left on Hickory Bend Dr., left on Belva Rd., model on left
Bentley	\$385s+	Single-family homes. #Ryan Homes, 360-8015, ryanhomes.com	%I-64 to I-295, Nuckols Rd. North, go 2.5 miles, left on Grey Oaks Park Rd., area on left
Brilland	\$250s+	Large homes; affordable. #Finer Homes Inc., 748-7575, finerhomesinc.net	%I-295 to Woodman Rd. south, left at light to Mountain Rd., area on left
Cedar Grove	Low \$200s	Low-maintenance, single-family custom homes. #Kristin Bowman, Richmond Real Estate Assoc., 433-0148	%East on Parham Rd., left on Cleveland Rd., left on Hungary Rd., area on right
Covington	Mid \$500s	Custom homes, brick, stone, granite, stainless; 2-3 car garages, 1st- or 2nd-floor masters. #Kristin Bowman, Richmond Real Estate Assoc., 433-0148	% I-295 to Nuckols Rd. north exit, turn right to area
Crawford Park at Greenbrooke	From \$400s	Sidewalks and streetlights; near Innsbrook; homes by Tomac. #Grant Massie Land Co., Ann Powell, 338-1773; Mike Leland, 901-7653	%I-95 to Nuckols Rd. South exit, right on Sadler Rd., right on Sadler Grove Rd., left on Sadler Grove Way, area on left
CrossRidge	From \$260s	55-plus; cottage and carriage condos, 1st-floor masters; club. #Diane Houff, Jeanne Ames, Eagle Construction of Va., 756-6100	% I-295, Rt. 33E/Staples Mill to CrossRidge entry, right to CrossRidge Glen Way, right on Coles Point Way, model on left

Grey Oaks – Estates at	Mid \$600s	Planned community with pool, tennis courts; Short Pump location. #Kristin Bowman, Richmond Real Estate Assoc., 433-0148	%I-295 to exit 51A (Nuckols Rd.), go 2.5 miles, left on Grey Oaks Park Rd., right on Grey Oaks Park Lane, model on corner
Grey Oaks – Ketterley	From \$390s	Planned community with single-family homes, swimming pool, Short Pump location. #Ryan Homes, 360-8015	%I-64, exit 177 (I-295 to Charlottesville), exit 51-A (Nuckols Rd. No.), go 2.5 miles, left on Grey Oaks Park Rd., model on left
Grey Oaks – Stonewick	From \$500s	Pool and tennis facility; model; will customize; final home completed. #Ella See, Boone Homes, 218-5216 or 708-5127, boonehomes.net	% I-64 to I-295, exit Nuckols Road N., left on Twin Hickory, right on Pouncey Tract, right on Grey Oaks Park, 4th right to Westcott Ridge Dr., model on left
Grey Oaks – Villas	From \$500s	Maintained exteriors, all brick, sunrooms, raised patios, 1-level living. #Allen See, Boone Homes, 708-5130, boonehomes.net	% I-64 to I-295N, Nuckols Rd. N. exit, left on Twin Hickory, right on Pouncey Tract, 2nd right on Grey Oaks Park Dr., right on Montfort Cir., model on right
Grey Oaks – Westcott	From \$700s	Estate homes on wooded, private sites; pool and tennis facility; will customize. #Ella See, Boone Homes, 708-5127 or 218-5216, boonehomes.net %I-64 to I-295, Nuckols Rd. N. exit, left on Twin Hickory, right on Pouncey Tract, right on Grey Oaks Park, 4th right to Westcott Ridge Dr., model on left	
Henley	\$999s+	Customized homes on 1-acre-plus lots. #Long & Foster; Melanie Lapkin, 218-1456; Steve Lapkin, 931-2345	%Pouncey Tract Rd. to Henley entrance
Hunton Estates	\$625s+	½-acre-plus lots, garages, transitionals, colonials. #Mary Anne Currie, Long & Foster, 677-3582	%Staples Mill Rd. to Mountain Rd., left on Mills
Hunton Meadows	\$299s+	13 home sites, 2-story homes. #Mary Anne Currie, Long & Foster, 677-3582	%Staples Mill Rd. to Mountain Rd., left into Hunton Meadows, go to end
Hunton Station	\$290s+	Brick accents, hardwoods, upgraded kitchens; gate house. #Greg Spicer, Hometown Realty, 249-2802	%I-295 to Rt. 33E, left on Mountain Rd., left on Mill
Linden Pointe	\$380s+	Gated community, 1st-floor masters, garages. #Melony Fuller, Resource Realty, 559-5990	%I-295 to exit 33 E, right on Springfield, left on Linden Pointe
Maron Heights	\$375s+	Transitionals, 2-stories, 1st-floor masters, brick. #Mary Anne Currie, Long & Foster, 677-3582	%Woodman Road N., right on Greenwood, area on left
Mountain Spring	\$350s+	4-plus bedrooms, sod & irrigation, paved drives, 15 lots. #Mary Anne Currie, Long & Foster, 677-3582	%Staples Mill Rd. to Mountain Rd., first left into area
The Ponds at Dandridge Farm	\$330 to \$450	Ranch, 2-stories, capes, transitionals; 6 remaining sites. #Harry Snipes and Greg Baron, Weichert Realtors, 672-6700	%Broad St., north on Gaskins to Hungary, left on Francistown Rd., area on left
Preston Square	\$310s+	All-brick, 3-4 bedrooms, master suites. #Kenny Bjelstrand, Orleans, 216-8804	%I-295 Nuckols Road N. exit, right on Twin Hickory, area on left
The Ridge at Hunton Park	High \$300s	Large sites; traditional, farmhouse, federalist or classical plans; hardwoods, aggregate drives. #Jane Adams, 283-2059	% I-295, exit 49A (Rt. 33 west), immediate right to Hunton Park, area on right
Spring Lake	\$230s+	New homes in Henrico. #Bryan Capel, Hometown Realty, 382-0878	%I-295 to Woodman Rd. south, left on Mountain Rd., area on right

Stone Mill	\$450s+	Executive 2- and 3-story homes in intimate neighborhood. #Renee Cowan, Cowan Realty, 640-0123; Bill Press, ERA Woody Hogg and Assoc., 427-5095 %I-295 to Staples Mill Rd. (Rt. 33 east), first left on Stone Bluff Dr.	
Stonehurst	\$1M+	1-plus-acre lots; to-be-built homes. #Kristin Bowman, Richmond Real Estate Assoc., 433-0148 %Follow Nuckols past Pouncey Tract, area on left	
Thomas Mill	Upper \$300s	Oversized estate lots, rural setting, many plans and options. #Roger Jamerson, Orleans Homebuilders, 283-5961	%64W to I-295 N, Rt. 33 east, exit 49B, left on Mountain Rd., left on Mill Rd., left on Old Washington Hwy., area on left
Turnberry - Mason Park	Low \$400s	Homes up to 4,500-sq.-ft., 6 bedrooms, 1st-floor study or guest room, finished 3rd floor and basements. #Mark Budzinski, Centex Homes, 364-0107, centex.com	%I-295 to exit 51 (Nuckols Rd. north), left on Twin Hickory Rd., left into area
Villas at Hunton Park	Upper \$230s	Luxury 2- and 3-level town homes with 2-car garages. #Ryan Homes, 264-4060, ryanhomes.com	%I-295 to exit 49A (Rt. 33 west), right on Hunton Park Blvd., right on Sienna Lane, right to model on left
Willow Run	From \$375	3 lots and 1 house left; single-family homes; garages, 2- and 3-level homes. #Bruce K. Flight, Elite Real Estate, 237-6035	%Broad St. west to Dominion Blvd., left on Sadler Rd., right on Thorncroft Dr., area on right

HANOVER COUNTY

Bound on the north by Hanover County line; east, U.S. Route 301; south, Chickahominy River and Hanover County line; west, Hanover County line and C&O Railway.

		513-3240 acre lots. #Wally Hughes, RE/MAX Commonwealth,	%Pouncey Tract Rd. to Annie Laura Lane
Ben Gayle Estates	Mid \$300s	5- to 11-acre wooded lots near Lake Anna; 1st-floor masters, 4 bedrooms, 3½ baths. # Holly Germon, Va. Real Estate, 338-6970	%Rt. 54 to Rt. 33W, right to Rt. 715 to Beaverdam, left to Rt. 715, right to Ben Gayle Rd.
Bethany Estates	400s+	Beautiful sites; bring your own builder or use ours. #Jeanean W. Duke, Long & Foster, 347-5300, 883-7007	%Rt. 33W to Montpelier, area on left
Boisseaux Place	From \$400s	1- and 2-story custom homes, 10-acre lots, deep front porches, open floor plans. #Larry Zacharias, RE/MAX Commonwealth, 360-8484	%Rt. 33W past Montpelier, right on Rt. 715, left on Old Ridge Rd., right on Knoll Ridge Dr.
The Branches of Stony Run	Mid \$400s	Private 1-acre lots, state roads, curbs/gutters, trails, custom homes. #Steve Rhyne, Hometown Realty, 565-3628	%From Ashland, take U.S. 1 south, right on Ashland Rd., 4 miles to area on left
Carters Hill	\$300s+	Large lots in heart of Ashland; choose lot and plan. #Hometown Realty, 726-4532	%I-95 to Rt. 54 west, right on James St., area on left
CedarLea Park	From \$270s	Commons with pavilion, park; finishable 3rd floors, bonus rooms, basements. #Hometown Realty, Billy Robertson, 901-2455, David Bremner, 247-0953	%I-295 to U.S. 1 north, right on Cedar Lane, 2 miles on left, go past 1st and 2nd sections to model
Charter Lake in Kings Charter	From \$350s	Gated waterfront community, 9 sites remaining; no age restriction; custom built. #Sarah Kellam, Metropolitan Real Estate, 400-5484	%295N to 301 north, left on Atlee Station Rd., right at Kings Charter Dr., left on Charter Lake Dr.

Cool Spring Forest	\$400s to 700s	Custom-built, single-story and transitional designs; brick and stone, sidewalks and streetlights. #David Dunivan, The Dunivan Company Realtors, 730-2111, ext. 17	%I-295 to Chamberlayne Ave. north, left on Atlee Station Rd., right on Cool Spring Rd., right on Hughelsand Rd.
Cottage Green Townes	From \$140s	Community with spacious 2-level town homes and neighborhood fitness. #Ryan Homes, 798-4297	%I-95 to exit 92B toward Ashland, right on Cottage Green Dr., right into Cottage Green Townes, model on left
Dogwood Trail	\$300s+	4-bedroom homes, 6-acre wooded lots. #Larry Zacharias, RE/MAX Commonwealth, 360-8484	%West on U.S. 250, right on 621, left on Dogwood Trail
Elm Field	From \$300s	Available soon, 28 lots; Greenwood Church Rd. area. #Emma Lee Mitchell Team, Coldwell Banker Dew Realty, 752-3503, ext. 1	%From Ashland, take U.S. 1 south, right on Ashcake Rd., right on Greenwood Church Rd., area on left
Forest Brook	\$600s+	Custom kitchens, 10-acre lots (from \$140s). #Hometown Realty, 516-6107	%I-95 north to exit 92B (Rt. 54 W), go through Ashland, right on Tower Rd.
Haven on the River	\$245s+	10-acre wooded lots on South Anna River; 5 lots available. #Emily Warekois, Va. Real Estate & Dev., 339-1757	%4 miles north of Ashland
Greenwood Creek	From \$500s	Custom homes on 5-plus-acre wooded lots; 1st-floor masters; Ashland area. #Emma Lee Mitchell Team, Coldwell Banker Dew Realty, 752-3503, ext. 1	%From Ashland, U.S. 1 S., right on Ashcake, right on Greenwood Church Rd., right on Greenwood Creek Dr.
Honey Meadows	From \$375	New section open, traditional, spacious plans. Carriage homes with 1st-floor masters; homes with 3-car garages. #Eleanor Goode, Metropolitan Real Estate, 741-4108, ext. 1	%I-295 to U.S. 301 north, left on Atlee Station Road, right on Honey Meadows Dr.
Iron Hill	From \$600s	Craftsman homes, 6-acre lots, stone exteriors, 1st-floor masters, 3-car garages. #Larry Zacharias, RE/MAX Commonwealth, 360-8484	%I-295, west on Rt. 33, left on Waltons Tavern Rd., left to Iron Hill
Lake Ridge Green	From \$210s	Town homes with garages, 3 bedrooms, 3.5 baths, fireplaces, hardwoods. #Phil Baatz, Prospect Homes, 550-1441	%I-95 to Atlee-Elmont Exit 86B to Sliding Hill Rd., right on Lakeridge Pkwy.
Maple Street	\$190s+	Spacious floor plans in Ashland; lease-purchase available. #Hometown Realty, 726-4532	%I-95 to Rt. 54 west, left on Virginia, left on Maple
Mountain Run	\$700s+	Custom homes on golf course, Federal Club; new section, The Pointe, open. #Hometown Realty, 726-4532	%I-295 to Rt. 33 west, area 6 miles on right
The Reserve at Belle Creek	Upper \$400s	Spacious town homes with access to amenities. #Ryan Homes, 225-7403	%95S, exit 84A toward I-295 S, exit 34B (Creighton Road W), right on Hillcrest Farms Dr., 2nd left on Dapple Grey Dr., model ahead
Rutland	From \$260s	Community with retail, trails, clubhouse, pool; 1st-floor masters, basement sites. #Jeri Clark, HHHunt Homes, 640-1033; Mark Budzinski, Centex, 640-9095, centex.com	%I-295 to U.S. 301 E/Hanover exit, left on Atlee Rd. into Rutland
Rutland Townes	Low \$220s	Planned community with pool, clubhouse, trails; 3-level homes with garage. #Ryan Homes, 559-2725	%I-295 to exit 41 (Rt. 301 north), at 4th light, left to area, go straight, right to model
Shamrock Farms	\$700s+	Brick homes, 4 baths available; 5-acre lots. #Wally Hughes, RE/MAX Commonwealth, 513-3240	%Pouncey Tract to Howards Mill to Abner Church Rd.
Sycamore Hall	From	Custom homes on 2-plus acre lots outside Ashland town limits. #Emma Lee	%From Ashland, U.S. 1 south to right on

	\$500s	Mitchell Team, Coldwell Banker Dew Realty, 752-3503, ext. 1	Ashcake Rd., area 3 miles on right
Triple Oaks	\$400s+	1.5- 2 acre cul-de-sac lots; 2-story transitionals. #George Penn, Main Street Homes, 641-1129	%I-295 to Rt. 33 west for 6 miles, area on left
Walnut Hill	\$300s+	Parcels average 15-plus acres; strict architectural standards. #James Schnell, 784-3600	%2.5 miles from Rockville

HENRICO COUNTY

Belle Spring Townes	Low \$150s	Spacious living for less than you ever dreamed possible. #Ryan Homes, 276-6939, ryanhomes.com	%Chippenham Pkwy. take Belmont Rd. exit, south on Belmont Rd. for 0.1 miles, info center on right
Boundary, Edge Hill	\$200s+	1st- and 2nd-floor masters, 1-2 story, garages. #Freddie Edwards, The JJH Corp., 240-0123	%Minutes from Shockoe Bottom off Osborne Tnpk.
Brinley Meadows	From \$290s	1-acre-plus wooded and field sites; 1-level homes, 1st-floor masters and 2-story transitionals. #Janice Brame, Main Street Homes, 283-0627	%I-295, exit 22A (Rt. 5 Varina east), left on Turner Rd., go 1 mile, model on left
Castleton	From \$199s	Clubhouse and pool, wooded sites (Ryan Homes); ranchers, 1st-floor masters, 3-stories (Boyd Homes). #Ryan Homes, 795-4325; Boyd Homes, (804) 795-1197	%I-295, exit 22B (Rt. 5 west), right on Doran Rd., Ryan Homes. Boyd: from Doran, right on MaCallan Pkwy.
Eagles Nest	From \$210s	Community 3 miles from new White Oak mall; decorated model. #Finer Homes, 748-7575; finerhomesinc.net	%I-64 to Laburnum, right on Laburnum, right on Darbytown, area on left
Four Mile Run	Low \$200s	Final opportunity, quick move; 4-6 bedrooms, 1st-floor masters, open plans, garage; 2 field models. #Mark Verdova, Centex, 795-5126, centexhomes.com/richmond	%I-295, exit 22 (Rt. 5 west), right on Four Mile Run Pkwy., right on Golden Eye Lane
Glendale Estates	From \$280s	Ranchers and 2-stories on acre-plus lots and cul-de-sacs; 7 floor plans. #Jeff Paris, Monument Realty Group, 641-4110	%I-64 to Laburnum Ave., left on Charles City Rd. for 8.2 miles, area on left, near Darbytown Rd.
Glendale Woods	\$290s to 400s	Ranchers, 1st-floor masters, 2 stories, 1-plus-acre lots; 4 lots and 2 homes left. #Mary Anne Currie, Long & Foster, 677-3582	%60E, right on Elko Rd., 5 miles to area, or Laburnum Ave. to Darbytown East, go 8 miles, area on right
Hunter's Knoll	\$260s	Ranchers, 2 stories, transitional, acre-plus wooded lots #Mike Kelly, Long & Foster, 357-9906	%I-295 to Rt. 5 E, left on Turner Rd., right on Darbytown, right on Bradbury, left into area
Jenkins Bluff	From \$300s	1st-floor masters, ranch, 3-5 bedrooms, 1-3 acre sites. #Hometown Realty, Randy Robbins, 240-8782; Christy McCardle, 543-7325	%I-64 to exit 205 (Bottoms Bridge) south, right on Williamsburg Rd. (Rt. 60), left on White Oak Rd., left on Windsor Rd., area on left
Kingsland Pointe	\$200s+	Ranch, two stories. #Long & Foster, Melody Powell, 901-2481, and Lois Thomas, 908-0502	%Intersection of Varina and Kingsland roads
Midview Farms	From \$200s	Luxury community minutes from downtown. #Ryan Homes, 652-1860, ryanhomes.com; Freddie Edwards, The JJH Corp., 240-0123	%Rt. 895, New Market Rd. exit (Rt. 5), left on New Market, right on Midview Rd., area on left
Midview Manor	\$200s+	Custom design, several plans and prices. #Freddie Edwards, The JJH Corp., 240-0123	%On Midview Rd. near Midview Farms

New Market Landing	\$200s+	Ranch, transitionals; garages, bonus rooms. #David Dunivan, The Dunivan Co., 730-2111 %Laburnum Ave. south, right on Rt. 5, 2.5 miles to area on right	
Rocketts Landing	\$235s - \$1.7M	Urban riverfront, condos, town homes, apartments, restaurants, office, marina. rockettsvillage.com #Jamie Grabill, Dan Boyer, Rocketts Landing, 222-5011	%Follow Main Street or Dock Street east on Rt. 5 (Old Osborne Tpke.), follow signs
Settlers Ridge	From \$228	55-and-older community; ranch and 2-level homes, 2-car garages, clubhouse/indoor pool. #Lisa Kirk, RE/MAX Success, 222-5001	%I-64 to Laburnum, right on S. Laburnum, pass New Market Rd. (Rt. 5), area on right
Seven Pine Villa	\$180s	2 stories, custom homes close to I-64 & I-295. #Mike Kelly, Long & Foster, 357-9906 %U.S. 60 to Seven Pines Ave., right on Howard St., area on left	
Strath Woods	From \$250s	Ranch style and 2- and 3-stories; 2-car garages standard on 1-acre-plus lots. #Bill Press, ERA Woody Hogg and Associates, 427-5095	%I-295, exit 22 A/B, New Market Rd. west, left to Strath Rd., area on left
Turner Forest	From \$280s	Wooded 1-acre-plus lots, 1-level homes, 1st-floor masters, 2-story transitionals. #Janice Brame, Main Street Homes, 283-0627	%I-295, exit 22A (Rt. 5 Varina east), left on Turner Rd., model at 8200 Turner Forest
Virginia Farms	\$150s to 250s	Ranchers, capes, 2 stories, some with garages, sidewalks; 45 lots. #Heather Shurm, Hometown Realty, 569-1535	%I-64 east, 2nd Nine Mile Rd. exit, right on Masonic Lane, right on Gay, left on Craddock, right on Parrish St.

Candlelight Estates	From \$200s	3-4 bedrooms, 2-car garage, some plans with 1st-floor office, over 1,900 sq. ft., 11 lots remain. #Gail A. Atkins, U.S. Realty Inc., 346-1000, ext. 324	%I-64E Mechanicsville exit (360E), right on Hussey Lane, first right after Laburnum
Confederate Forest	\$320s	5 bedroom, 3½ bath, 4,000 sq. ft., walk-out basement, tankless water heater. #Vince Robinson, Battlefield Realty, 737-1632 and 350-4040.	%Nine Mile Rd. east, left on AP Hill Ave., right on Washington St., model on left
Dillyn Place	\$170s+	Craftsmen styling; 1-2 story. #Mike Hanky, Paul Marchetti, JJH Corp., 527-0040	%I-64 to U.S. 360E, left on Yeadon, right on Barrington
Early Meadows	\$220s+	1-acre lots; garages, ranch plans. #Cyndi Wyatt Blake, Hometown, 569-1529	%I-295, Highland Springs exit, left on Hanover Rd.
Highland Pointe	From \$99	2-3 bedroom town house condos, fenced yards, pool. #Sandy Banks or Scott Garnet, One South Realty Group, 353-0009, onesouthrealty.com	%1005-1007 W. Nine Mile Road, Highland Springs
Hill Valley	\$180s+	Transitionals, ranchers; large flat lots. #Steve Warriner, Va. Real Estate, 379-1000 ext. 310	%I-64 East to Nine Mile Rd. east, 11.5 miles past Laburnum
Hillcrest Farms	From \$220s	Large lots, 1-2 level homes, optional 3rd floor (RE/MAX). Spacious homes with elegant details (Ryan). #RE/MAX, 344-3513; Ryan Homes, 225-7403, ryanhomes.com	%I-295 to Creighton Rd. exit 34B for 1.2 miles
Jackson Pointe	\$129+	2-3 bedroom town house condos; pool. #Sandy Banks, Scott Garnet, One South Realty Group, 353-0009	%815-854 Wales Dr., Highland Springs
Kensington Meadows	\$210s+	Open, airy floor plans. #Ryan Homes, 644-5691, ryanhomes.com	%I-295 to exit 34B (Creighton Rd. west), right into area, model on left

Morrow Heights	\$150s+	1- 2 stories, some front porches. #John Leland, Long & Foster, 405-9433 %E. Williamsburg Rd. to Oakley's Lane, right on S. Kalmia, right to Summer St.	
Saint Claire Ridge	\$159+	3-bedroom towns, detached homes in convenient location. #Kim Puryear, StyleCraft Homes, 873-8024 %I-64E, Mechanicsville Tnpk/360-W, area on right	
South Street	From \$180s	Ranchers with garages; 3 bedrooms, 2 full baths, 100-ft. lots. #Vince Robinson, Battlefield Realty, 737-1632 or 350-4040	%Nine Mile Rd. to Highland Springs, right on Holly Ave., left on Pleasant St., right on Kalmire, left on Summit, right on South St.
Silver Meadows	From \$200s	Ranch and 2-story transitionals on wooded lots. #Connie Miller, 690-2271; Rhonda Martin, 339-5408; David Dunivan, The Dunivan Co., 730-2111	%I-295, U.S. 60 west exit, right on Dry Bridge Rd. to Meadow Rd.

Bell Creek	\$200s to 300s	Front porches, 3rd levels. Hometown Realty, 747-9933; Tomac, Jessica Dabney, 543-4397, Pat O'Donnald, 690-1468; Centex Homes, Ryan Passante, 559-0857	%I-295, exit 38A (Pole Green Rd.), left on Bell Creek Rd.
Bluffs at Bell Creek	From \$280s	Age-restricted town homes with 1st-floor masters, garages, clubhouse, heated pool. #Hometown Realty, Chip Jones, 249-2806	%I-295, Pole Green Rd. Exit, right to Bell Creek, straight into area
Christian Ridge	From \$300s	New section open; wooded lots, transitionals, 1st-floor masters, gas fireplace. #Janice Brame, Main Street Homes, 283-0627	%I-295, U.S. 360 east, go 7 miles, right on Old Church Rd., go 4.7 miles, area on right
CoolWell	From \$270s	Active adult community; clubhouse, pool, trails; brick town homes, 1st-floor masters, garages, fireplaces. #Hometown Realty, 559-5690	%I-295, Meadowbridge exit, left on Shady Grove, area on left
Creeside Village	Upper \$100s	Town homes, 2-4 bedrooms with 1st-floor master option; 1,400- to 1,500-sq. ft. #Shana Taylor, D.O. Allen Homes, 559-1924	%I-295, exit 37A (Mechanicsville Tpk. east), go 3 miles, left on Creighton Pkwy., area on left
Elwin Place	\$290s+	Few homes left, large lots; stainless appliances. #Greg Spicer, Hometown Realty, 249-2802	%I-295, Meadowbridge Rd., left on Ellerson Dr., right on Elwin
Jordon Woods	Low \$400s	8 lots, from 5-11 acres; bring your plan or use ours. #Rick Balducci, Balducci Realty, 730-0033	%I-295, U.S. 360 east, right at West Store at Rt. 606, right on McClellan Rd. (Rt. 628), left on Westwood Rd. (Rt. 619), area on right
LynnRoy	From \$204	9 lots; ranchers and 2 stories, \$2,000 in closing costs paid by builder when using an approved lender and attorney. #Cyndi Wyatt Blake, Hometown Realty, 569-1529	%Cold Harbor to Caitlin, left on Aquarius, area on right
Madison Estates	From \$400s	31 1-plus acre estate sites on over 200 acres; custom homes. #Long & Foster, Chuck Jenkins, 397-9389, and Lynda Plummer, 837-1016	%I-295 to Cold Harbor exit, 3 miles to stop sign, 1/8 mile to right on Crown Hill, on left
Meadows at Studley	\$400	1-plus acre lots from \$125. #Cyndi Wyatt Blake, Hometown Realty, 569-1529	%U.S. 360, left on Studley, right on Double Five
The Townes at Liberty Trace	Low \$200s	Town homes, dual master suites, model (Centex); 55+ plus area, 1st-floor masters, garages. #Sara Jarrell, Centex, 730-2143; Cheryl Hartje, HHHunt Homes, 283-2440	%I-295, exit 37 to U.S. 360/Mechanicsville Tpk. Pass Lee Davis Rd., right on Jackson Arch Dr.
The Villas at Rose Hill	\$300s+	Age-qualified, villas, 1st-floor masters, pool, clubhouse. #StyleCraft Homes, 559-9952	%I-295, Meadowbridge Rd. (exit 38B), left on Atlee, left on Rose Hill

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Bound on the north by the James River; east, James River; south, City of Richmond line; west, U.S. Route 360 (Hull St. Rd.)

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CHESTERFIELD COUNTY

Bound on the north by Chippenham Pkwy.; east, James River; south, Chesterfield County line; west, Route 10 (Iron Bridge Road).

Arbor Meadows			
Ashton Dell			
Autumn Grove			
Bendahl Valley			
Beulah Oaks			
Branch's Bluff			
Brooks Chapel			
Cascade Estates			
Cypress Woods			
Fuqua Farms			
Greenbriar Woods			
Harrowgate Meadows			
Ivy Stone			
Longmeadow			

Magnolia Lakes			
Meadowville Landing			
Ramblewood Forest			
Reedy Branch			
Rivermont Landing			
Shiloh Estates			
Silverleaf			
Southcreek Estates			
Southcreek - Preserve			
Stonebridge Gardens			
Stoney Glen South			
Sycamore Springs			
Wellington Farms			

CHESTERFIELD COUNTY

Bound on the north by U.S. Route 360 (Hull St. Road); east, Route 10 (Iron Bridge Road); south, Chesterfield County line; west, Chesterfield County line.

			%Courthouse Rd. to Qualla Rd., right on Family Lane, right on Alberta Rd., left on W. Alberta, right to area
Bailey's Grove	\$200s+	Ranch, 2-story, 1st-floor masters, landscaping. #Michelle Groux, Best Realty, 901-6964	%River Rd. to Matoaca, left on Hampton Ave., area on right

Bayhill Pointe	\$280s+	Transitional, traditional ranch, basements, 1st-floor masters. #Va. Real Estate, 379-1000	%Bailey Bridge Rd. next to Manchester High
Belfair Commons	From \$150s	2- and 3-story town homes, 1,300-1,700 sq. ft.; flexible floor plans. #John Copley, Prospect Homes, 745-6080	%Chippenham Pkwy. to Hull St. Rd. west, left on Turner Rd., left on Belmont Rd., left on Laurelwood to area
Belfair Townes	Upper \$130s	Spacious, elegant living; fantastic location. #Ryan Homes, 276-6939, ryanhomes.com	%I-95S to exit 67 to 150 north (Chippenham Pkwy), Belmont Road exit (651 south), south on Belmont, area on right
Brattice Mill	\$400s+	5- to 10-acre lots. #Kim Corbin, Main Street Homes, 405-7875	%Hull St. Rd. to Winterpock, right on Beach, left on Coalboro
Cameron Bay	\$200s+	Open floor plans, 1-2 stories. # Herman Mueller, Melissa Jones, Napier Realtors ERA, 382-8500	%Bailey Bridge Rd., across from Manchester High School
Carters Mill East	From \$300s	5 lots, 1-8 acres; transitional, 2-stories, 1st-floor masters, ranch, public water. #David Jefferson, Pinchbeck Inc. Realtors, 272-3377, ext. 29	%Beach Rd. to Second Branch Rd. to Carters Garden Dr. on right
Cascade Creek	\$199 to \$350s	1st-floor living, 2-3 stories (Boyd). Transitionals, 2 stories (Va. Real Estate). #Boyd Homes, 743-1971; Steve Warriner, Va. Real Estate, 379-1000, ext. 310	%Rt. 288 to Courthouse Rd. exit, right on Belmont Rd., left on Scott's Bluff Way, on left
Charleston Estates	From \$250s	27 homes available; paved drives, sod, irrigation, upgraded interiors. #Amy LeCato and Blake Denny, Coldwell Banker, 639-9130	%From Hull St. Rd. and Genito Rd., go south on Genito, right on Stigall Dr.
Chesdin Harbor	From \$400s	Waterfront community on Lake Chesdin; acre-plus lots, your builder or ours. #Geoff Richardson, South/West Realtors, 748-3377	%Route 10 to Beach Rd., left on Nash Rd., right on Woodpecker Rd., left on Nash Rd., left on River Rd., area on right
Chesdin Landing	\$500s to \$5M	Custom homes on 1.5- to 4-acre lots on Lake Chesdin and golf course. #Lisa O'Donnell and Lisa McNamara, Chesdin Realty, (804) 590-9900; chesdin.com	%U.S. 360W to Winterpock, left on Beach Rd., right on Riverway, left on River Rd., right on North Ivey Mill
Clay Pointe	\$240s+	Decorated model. #Finer Homes, 748-7575, finerhomesinc.net	%U.S. 360 (Hull St. Rd.) to north Bailey Bridge Rd., area on left
Collington – Brading Park	From \$280s	Parks, sidewalks, low-maintenance, 1st-floor master; high ceilings, fireplaces, landscaped yards. #Kim Corbin, Main Street Homes, 405-7875	%Rt. 288 to U.S. 360 west, left on Spring Run Rd., right on Springford Pkwy., model at 9631 Redwick Dr.
Collington – Longtown	Low \$300s	Large, wooded lots; clubhouse, water park, tennis. #Joyce Burkeen, Prudential Slater, 405-5373; Bradford Homes Inc., 677-9065	%Rt. 288 to U.S. 360W exit, left on Winterpock Rd., left on Springford Pkwy., right on Wycombe Rd., right on Wooferton Dr.
Collington – Tealby Court	From \$300s	Pool, water park, clubhouse. Wooded lots, 1st-floor masters and transitionals. #Kim Corbin, Main Street Homes, 405-7875	%Rt. 288 to U.S. 360 west exit (Hull St. Rd.), go 2 miles, left on Spring Run Rd., right on Springford Pkwy., model at 9631 Redwick Dr.
Colony Pointe	From \$200s	Colonials, transitionals, 1st-floor masters. #Napier Realtors, Jackie Smith, Carl Judnick, 334-4403/897-3010; Long & Foster, Kathy Elliott, 748-4440, Nicole Helbig, 794-9650	%Hull St. Rd. (U.S. 360) to Bailey Bridge Rd., left on Clay Point Rd., area on left
Creekwood	From \$240s	Transitionals, colonials, 1st-floor masters, large lots. #Jerry Toney, RE/MAX Commonwealth, 794-2150	%Hull St. Rd. (U.S. 360 west) to Turner Rd. to Wamsley Blvd., left on Newbys Bridge Rd., left on Round Hill Dr., left on Round

			Hill Ct.
Crimson Crest	From \$300s	1- to 2-acre wooded sites, 2 stories, ranch, 1st-floor masters. #Karen Britt, Market Square Realty, 590-1155	%I-95, exit 54, left on Temple Ave., right on Boulevard (Rt. 1/301), left on Lakeview Rd., right on Woodpecker Rd., area on right
Dale Meadows	\$250s	Great floor plans. #Terri Kibler or Chris Palin, Long & Foster, 739-6000	%Chippenham Pkwy. south on Rt. 10, right on Jessup Rd., left on Meadoway
Eppes Falls	From \$340s	5- to 6-acre sites near historic Eppington; 1-level homes, 1st-floor masters, 2-story homes. #Elizabeth Hines, RE/MAX Commonwealth, 539-8891	%Hull St. Road to Winterpock, left on Black Rd., right on River Rd., left on Eppes Falls
Erinton at the Highlands	\$390s to \$460s	1st-floor masters, ranch, 3-5 bedrooms, 3-car garage, 1- to 4-acre sites. #Sean Story, Highlands Realty, 748-7361	%Rt. 288 to Rt. 10 east, right on Beach Rd., left on Nash Rd., 2 miles, left on Highland Glen Dr., area on left
The Forest at Carole Heights	From \$240	Transitional, cottage, colonial. #Jay Lawler, Showcase Builders, 379-0808	%West on Hull St., left on Genito, right on Stigall, on left
Harpers Mill	From \$300s	4-5 bedrooms, 2-car garages, wooded sites; pool, amphitheatre. #Prospect Homes, 965-9700; Long & Foster, Kim Conner, Don Cahoon, 739-6000; Main Street Homes, Barb Gouldin, 305-4823; Market Square Realty, Nancy Lassiter, 639-6276 %U.S. 360 W. (Hull Street Rd.), left on Otterdale Rd., follow to area	
Harpers Mill – Shady Banks	Mid \$250s	Cottage homes from Southern Living Design; 3-4 bedrooms, 1-2 car garages, wooded sites, pool. #Kim Connor, 218-0175; centennialhomesva.com	%Hull St. Rd. (U.S. 360) for 4 miles west of Rt. 288; left on Ashlake Pkwy. to area
The Highlands	From \$400s	Large lots, lake, Olympic-sized pool, water park, golf course, clubhouse with dining. www.thehighlandsonline.com #Highlands Realty, 748-7361	%Rt. 10 to Beach Rd., left on Nash Rd., area is 2.2 miles to second entrance
Kingsland Glen	From \$200s	Ranchers, transitionals, 2 stories; wooded lots. #Steve Warriner, Va. Real Estate, 379-1000, ext. 310	%Courthouse Rd. to Belmont Rd., 2.4 miles to right on Cogbill, 1.3 miles, area on right
Meadowbrook Farm	Low \$300s	1st-floor masters and 2 stories, virtual tour at capitalhometours.com/6030 #Herma Ferris, Best Realty, 743-1161	%I-95S, exit 67W, 4 miles on Chippenham to Ironbridge Rd. east exit, right on Cogbill Rd., right on Ironstone Dr. to model
Morgans Crest	\$200s+	Colonials, R-12 approved, 22 lots. #Angel Martinez, RE/MAX Commonwealth, 986-3772	%West on Hull St., left to Spring Run, area on left
Old Creek West	\$200+	Cul-de-sac of seven homes by Kennedy. #Herman Mueller, Napier Realtors, 382-8500	%Dortonway Rd. and Farmhill Rd. off Newby's Bridge Rd.
Qualla Farms	From \$280s	Custom ranch, cottage, 2-story transitionals, 1st-floor master, green components. #Jane Adams, New Dominion Real Estate, 690-2752 or 379-4332	%Hull St. Rd. (360W) to Courthouse Rd., right on Qualla, left on Stockport Dr., left on Qualla Farms
Qualla Forest	\$240s+	12 sites for greener homes. #Jane Adams, New Dominion Real Estate, 690-2752 or 379-4332 %Courthouse Rd. to Qualla Rd., left on Stockport, area on left	
Rivers Trace	\$230s to \$290s	3-4 bedrooms, 2 story and ranch, acre wooded lots, garages, 5 builders available. #Marita Dorr, Napier Realtors ERA, 307-8200	% Hull St. Rd. to Winterpock, left on Beach, right on Riverway, continue to River Rd.

Sappony Creek Farm	From \$400s	Equestrian-friendly with indoor riding arena, trails; lots 9- to 23-plus acres; 1st-floor masters, transitionals. #Elizabeth Hines, RE/MAX, 539-8891, SapponyCreekFarm.com	%Hull St. Road west to Beaver Bridge, white fencing denotes community
Shadow Creek at Cascade Creek	From \$220s	2 stories and transitionals, large lots, pool, community center. #Steve Warriner, Va. Real Estate, 379-1000, ext. 310 left on Garden Ridge to model	%Courthouse Rd. to Belmont Rd., go 2.4 miles, left on Cogbill Rd.
Springford Farms at Brandy Oaks	\$350s	Lots 1-6 acres, master suites, low-maintenance brick, oak floors, pool/clubhouse. #Keystone Builders, 739-5271	%Hull St. Rd. (U.S. 360W), left to Bailey Bridge Rd., go 5.5 miles, becomes Springford Farms, left into area
Summers Trace	\$200+	2 stories, ranch by St. Clair and Kennedy Homes. #Herman Mueller, Napier Realtors, 382-8500	%Intersection of Belmont and Dortonway Rd.
Swift Creek Estates	From \$280s	Large sites, 1st-floor masters, ranch, transitional, 2 stories, basement. #Long & Foster, Donald Hardy, 748-4440; New Dominion Real Estate, Janet Ford, 677-4165 or 379-4332	%Rt. 10 to Lewis Rd., right on Bradley Bridge, left on Woodpecker, left on Winston Jones Pkwy.
Swift Creek – SpringRidge	Low \$200s	3-story town homes; up to 4 bedrooms, 3.5 baths, dual master suites, walk to retail. #Jessie Hearn, Centex Homes, 744-4675, Centex.com/Richmond	%Rt. 288 to Commonwealth Center Pkwy., left on Brad McNeer, left on Craig Rath, left into area
Summerford – The Woods	\$300s to 500s	1st-floor masters, 1-level homes and transitional 2-stories. #Kim Corbin, Main Street Homes, 608-8836; Tom Cash, Long & Foster, 399-2906	%U.S. 360 west, left on Winterpock Rd., left on Springford Pkwy.
Watermark	From \$250s	Clubhouse, pool, parks, sports fields, trails. #Ryan Homes, 271-7134, ryanhomes.com; Gemcraft Homes, Bill Tattersall, 275-0989, gemcrafthomes.com	%Chippenham Pkwy. Iron Bridge Rd. south exit, area 2.3 miles on right
Willow Creek	\$300s+	Transitional, ranchers, basements, 1st- and 2nd-floor masters, sod. #Va. Real Estate, 379-1000	%Winterpock Road to Springford Pkwy., right into area
Windy Creek	\$250s+	2-story homes, 29 sites, some basements. #Martha O’Keefe, Gold Crest Homes, 928-9621	%Rt. 288 to Belmont Rd. N.,
Woodland Pond	\$500s to \$1M	Brick, 2 story, 1st-floor masters, basements, acre-plus lots, pool, tennis, 120-acre lake. #Janine Benizio, Va. Properties, 282-7300; James Schnell, 784-2600 (ext.)	%Rt. 10 (Ironbridge Rd.) to Beach Rd. to Woodland Pond Pkwy.

Boulder Parke	\$220s	3-4 level town homes, 1-car garages. #Ryan Homes, 560-7626	%Chippenham, east on Jahnke Rd., left on Hioaks Rd., left on Old Jahnke Rd
Creek’s Edge at Stony Point	From \$279	Maintenance-free villa and town homes in gated community, clubhouse and pool, surrounded by woods. #Larry Cohen or John Farrell, GrayCo. Realty, 330-0222	%Chippenham Pkwy. to Stony Point Pkwy., third left into Creek’s Edge
James River Commons	From \$350s	Low-maintenance single-family homes, 1st-floor master suites, walk-out basements, 2-car garages. #Parker King, Va. Development & Realty Services, 323-0292	%Huguenot Rd. between Chippenham Pkwy. and Buford Rd.
Lost Springs at Old Gun	From \$500s	52 lots; Sect. 1, 17-plus acre estates; Sect. 2, 34 low-maintenance, Southern-style homes. #Mike Hanky or Paul Marchette, The JJH Corp., 527-0040	%Rt. 147 (Huguenot Rd.) to Old Gun Rd., immediate turn on Duryea Dr., area on left
Stony Point Green	From \$1M	9 custom homes on historic grounds of Stony Point Estate. #Carolyn Robinson, Park Place Properties, 285-2828, ext. 3003	%Off Stony Point Dr., less than 1 mile from Huguenot Rd.

CHESTERFIELD COUNTY

Bound on the north by Chesterfield County line and James River; east, Old Gun Road, Huguenot Road and Chippenham Pkwy.; south, U.S. Route 60 (Midlothian Tpk.); west, Chesterfield County line.

Brookcreek Crossing			
Founders Bridge			

Founders Bridge Club Villas			
Kings Farm			
Oak Park			
Queen's Grant			
Roxshire			
Tarrington - courtyard homes			
Tarrington on the James			
Winterfield Station			