



LIZ MOORE  
& ASSOCIATES

# *Richmond Relocation Guide*





# Welcome to Richmond!

We are so excited you are moving to RVA! Thank you very much for selecting Liz Moore & Associates to represent you in your upcoming purchase. Our entire team is dedicated to ensuring your move is a smooth one. We are here to help every step of the way – from finding you the perfect home, to establishing local lender connections, or getting you involved in the community. We've also taken it upon ourselves to compile a list of recommended, trusted contractors and favorite local businesses to make your assimilation seamless! You can find many of these referrals on [lizlocal.com](http://lizlocal.com).

In our community, home ownership has proven to be a solid financial investment, providing both equity accumulation and tax benefits long term. More importantly, Central Virginia is a wonderful place to call home! Our rich history highlights the unique charm of our city. We are within a few hours of sandy beaches, beautiful mountains, and the nation's capital, which offers a wide variety of recreation for diverse economic and cultural opportunities.

Our team prides itself on being the area and market experts. We believe you should love where you live. Therefore, we look forward to becoming your guide on the path to finding the perfect house to call home, so you can build the life you envision!



**Liz Moore**  
President



**John Womeldorf**  
REALTOR®









# About Liz Moore & Associates

## Real Estate Is Local. So Are We.

Liz Moore & Associates is a boutique real estate agency renowned for having the region's top agents. With extensive market knowledge, and local expertise, Liz's extremely high standards for professionalism are only achieved through relentless training and practices. When you're buying or selling a home, experience matters.

Our founder, Liz Moore, and her partner, local real estate attorney Brian D. Lytle, Esq., are both highly engaged in the daily operations of the firm. Liz is well respected for her market insights and marketing innovations. She is often called upon to speak to audiences about industry trends. Brian has frequently presented at both the Virginia and National Association of REALTORS, and brings an invaluable level of experience to the firm.

We have chosen to remain a relatively small firm on purpose. In our experience, larger agencies tend to have leadership teams located too far outside the markets they serve. Therefore, they become removed from the pulse of local real estate and the market nuances that are mission essential to clients and agents. We prefer a very hands-on approach to the business, and we pride ourselves on being highly responsive to market shifts and opportunities.

Although our firm is relatively small, we are leaders in each market we serve. Impressive market results, a deep bench of the area's best talent, and most importantly, a loyal following of clients who are raving fans are the accolades we seek.

It's no surprise that the company will help 2,000+ clients buy or sell a home this year, nearly all the result of a personal referral to the firm.





## Real Estate. Reinvented.

At Liz Moore & Associates, we have a singular mission to deliver a better real estate experience to our clients. That means we approach things differently than most brokerages and are not afraid to depart from how real estate has traditionally been practiced.

As the real estate industry has evolved, our methodology has evolved with it. We are known for embracing positive change and are often the first to market with new opportunities.

## Love Where You Live!

At Liz Moore and Associates, we pride ourselves on knowing the neighborhood. We live here, work here, volunteer here, and raise our families here. There is more involved to buying a home than just selecting any house, It's about choosing a community to put down roots. It's about discovering a lifestyle that fits. We love to share our deep knowledge of the area with our clients and help them find the perfect community to call home. As a matter of fact, we wrote the book on it.

## Community

At Liz Moore & Associates, we are devoted advocates for the communities we serve. We take this responsibility very personally. In addition to our corporate charity, the Children's Hospital of the Kings Daughter, we enjoy volunteering with dozens of local charities and community groups. Our Richmond location is passionate about several local charities in the region, including but not limited to:

- Backpacks of Love
- The Local Red Cross
- Mercy Mall
- Conquer Chiari Walk Across America
- The Clay House



# The Home Buying Process

## Understanding Your Needs

We've learned, from experience, helping find the perfect place to live is more about the "whys" than the "whats." For example, if you need three bedrooms (but plan to use one room as a home office), then you may miss out on the ideal home listed for two bedrooms, plus a home office loft. Our agents have you covered– we have a thorough process for understanding exactly what you want and establishing a clear line of communication.

## Market Education Day

Hop in the car with your Liz Moore agent for a tour of the community. We'll share the inside scoop on different neighborhood markets by pointing out the pros and cons before asking you to commit to working with us. Think about it as an "on-the-job interview"– no cost, no obligation.

## Explore Financing

We work with many, great local lenders who offer a variety of mortgage options for our clients. All of our preferred lenders occasionally work out of our office, making communication behind the home buying process seamless.







The Fan

### Search

Our favorite tool to assist with our search process is Homesnap Pro, an app dedicated to facilitating the home purchase process for clients and agents. Find homes for sale or rent near you, by zip code, or by snapping a picture. Receive updates on price drops and homes listed with your requirements, schedule showings, see schools nearby, and more!



### Offer

When we find the home you love, we'll prepare a market summary to make sure you aren't overpaying. If we think you're making a mistake, we'll tell you...but the decision is always yours. We prepare a draft offer for your review, protecting you with financing and inspection contingencies. We are skilled negotiators who have lots of experience helping buyers make wise decisions that align with their real estate goals.

### Closing

There are a million moving parts in a real estate closing. It's our job to synchronize them all to ensure your settlement, and move, happen as smoothly as possible. We'll guide you through decision and inspection, offering advice and recommending affiliates that have a great track record. We are with you every step of the way!









# Population & Weather

## Population

According to the most recent data by the US Census Bureau in 2020, the average household income in Richmond is about \$76,182 with a median rental cost of \$1,070 per month. The median house value is about \$244,200. The median age of residents is 34 years old.

Richmond has a diverse population. A study by Finder.com ranked Richmond as the most diverse city in the United States in 2021.

*U.S. Census Bureau Quickfacts: Richmond City, Virginia. <https://www.census.gov/quickfacts/richmondcityvirginia>.*

## Weather

Experience each season for what it has to offer! In Richmond, the summers are hot and perfect for enjoying the river, beach, or swimming pool. Winters are cold enough to get snow at least once a year to every other year. Autumn is a gorgeous season to experience in Virginia, where the leaves change to vibrant orange, red, and yellow. We enjoy moderate temperatures in the spring.



# Cost of Living

## Groceries

The average monthly cost of groceries for a single adult is \$279 in the city of Richmond. Families with two adults and two children are estimated to spend an average of \$807 monthly on groceries (Economic Policy Institute, 2022).

## Utilities

According to the City of Richmond, the monthly water costs per household are calculated by multiplying the current water rate by Ccfs of water used per month, then adding the base fee for the size of the meter. The following is an example provided by the City of Richmond:

$$\$2.85 \times 4 \text{ Ccfs} = \$11.40 + \$16.06 \text{ (5/8" Meter)} = \$30.31$$

Gas rates in the city of Richmond are determined by gas usage measured in Ccf and are billed monthly. Bills are totaled by a monthly service charge, volume for gas used, and applicable taxes. The following formula is provided by the city of Richmond:

$$\text{(Current gas distribution charge)} \times (\text{___ Ccfs of gas used per month}) = \text{___} + \text{(Current purchased gas cost charge)} \times (\text{___ Ccfs of gas used per month}) = \text{___} + \text{(monthly service charge)} = \text{Total Gas Bill}$$

Electricity in the state of Virginia is provided by Dominion Energy.

## Health Care

Health care expenses for a single-person household are averaged monthly at \$416, whereas a household of two adults and two children is averaged monthly at \$1,258 (Economic Policy Institute, 2022). This is calculated assuming families purchase the lowest cost bronze plans on the health insurance exchange.

## Transportation

Greater Richmond Transit Company runs extensively throughout RVA and the surrounding counties. The local bus transit service offers Greyhound buses to New York City, Washington D.C., and Raleigh. Considering automotive costs, a single-person household will spend about \$824 monthly on auto ownership, auto use, and transit use; a household with two adults and two children will spend an average of \$1,174 (Economic Policy Institution, 2022).

## Summary

According to the Economic Policy Institute, the average annual cost of living for a single adult in the Richmond metro area is \$42,929 with an average monthly cost of \$3,577 (2022).

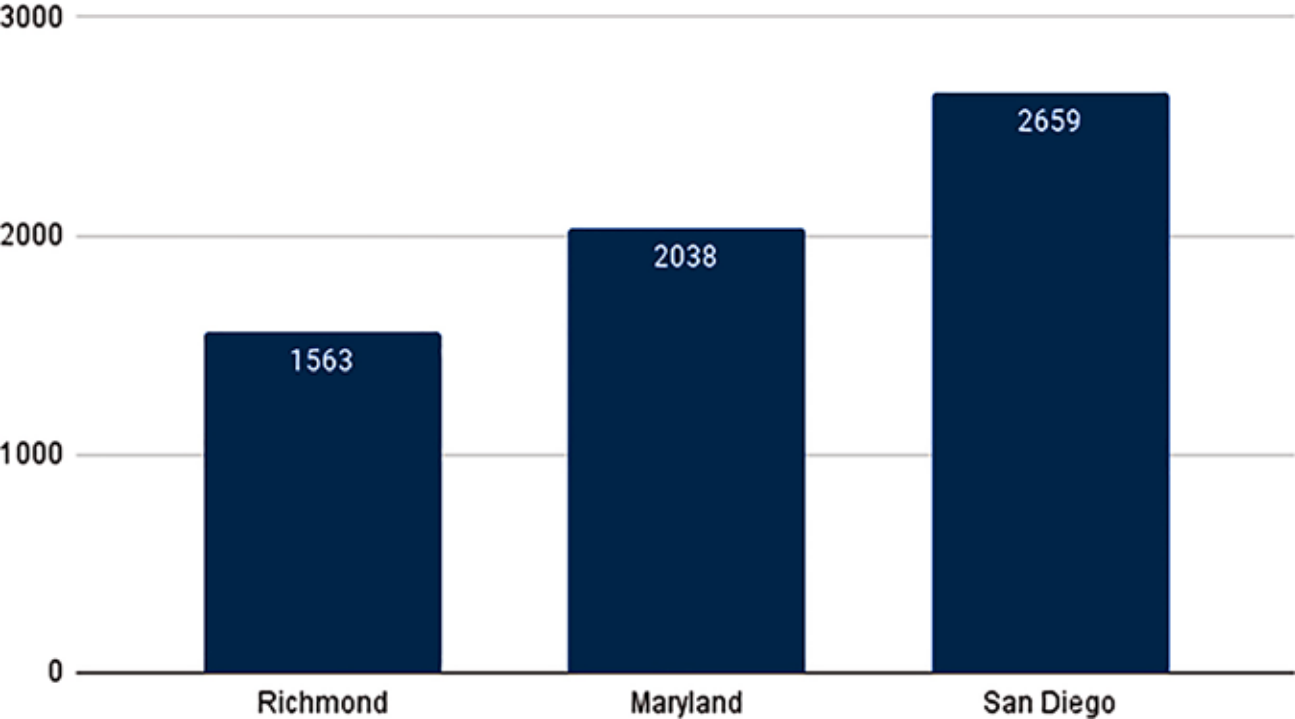
A household with 2 adults and 2 children is estimated to have an average annual cost of \$89,149 and an average monthly cost of \$3,577 (Economic Policy Institute, 2022).

To calculate your estimated costs based on your household size, visit: [epi.org/resources/budget/](https://www.epi.org/resources/budget/)

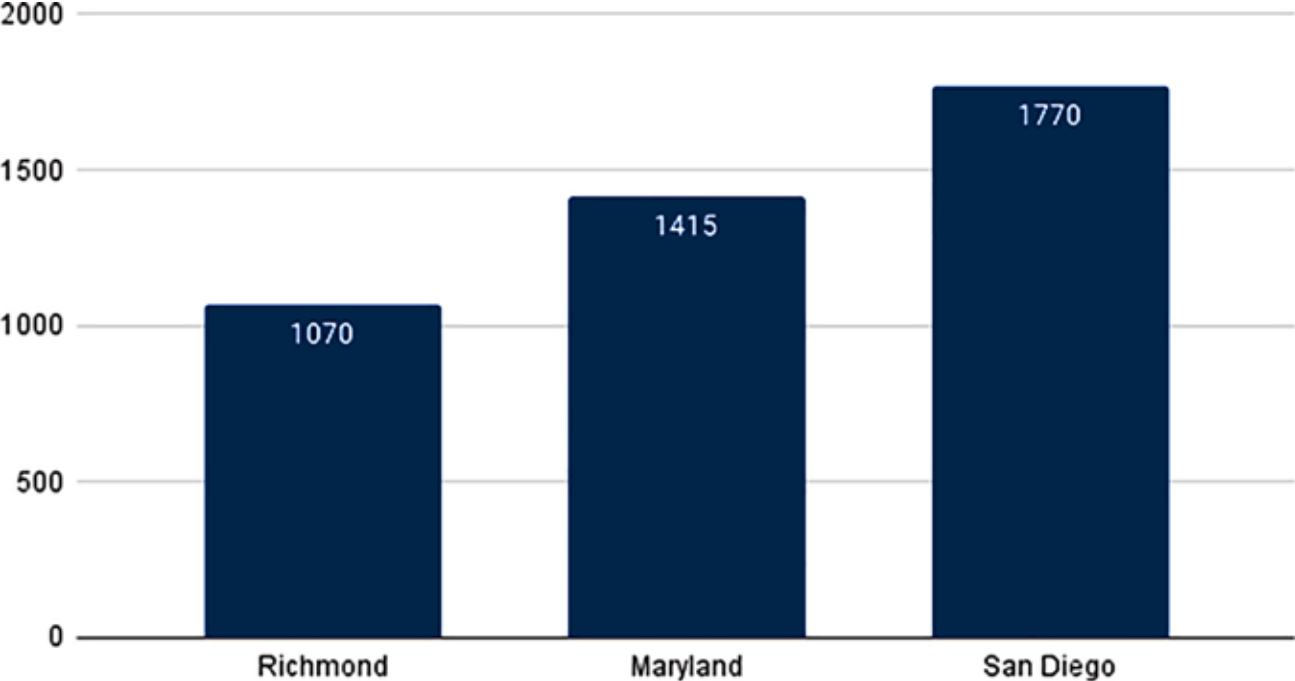
*Economic Policy Institute Family Budget Calculator, March 2022. Data are in 2020 dollars  
"Utility Rates: Richmond." Utility Rates | Richmond, <https://www.rva.gov/public-utilities/utility-rates>.*



Median Home Owner Costs With Mortgage



Median Gross Rent





# Popular Destinations

From outdoor activities to nightlife, Richmond has something for everyone to enjoy. Whether your preferred hobby is staying active, admiring art, tasting different cuisines, or shopping for vintage clothing - you will find a way to express your passions in the city.

Maymont Gardens is a must-see destination for those who love nature and magnificent scenery. You will find romantic couples enjoying a garden stroll, tourists exploring the variety of horticulture, and picnicking families enjoying the lush environment. Don't forget to experience the opulent Maymont Mansion, completed in 1893.

History buffs will undoubtedly enjoy the experience of visiting Hollywood Cemetery - a national treasure that is home to the final resting place of presidents, generals, authors, and more famous notables. Not only will you have the unique experience to tour the cemetery, but you will also enjoy the scenery as it is a registered arboretum due to its natural beauty. Visit famous presidents like James Monroe, John Tyler, and more!

Maymont







## Annual Events

Richmond has countless festivals throughout the year accommodating diverse groups and interests. We've highlighted a few of the most popular yearly events.

### Spring

Ukrop's Monument Avenue 10k

Is RVA's favorite spring tradition! People gather from near and far to participate in this exciting annual 10k. The event is dedicated to two charities: VCU Massey Cancer Center and Kids Run RVA.

### Summer

RVA First Fridays

From July through September, Richmond's Art District is host to First Fridays, a self-guided art walk through the neighborhood's galleries and shops for special collections, exhibits, live music, and more!

### Fall

Richmond Oktoberfest

Since 1969, this traditional German – Style Oktoberfest Party offers live music and entertainment, authentic German food, and we can't forget about the selection of German wine and beer!

### Winter

RVA Illuminates

The City of Richmond hosts RVA illuminates. Gather at the Kanawha Plaza to witness the captivating show of winter festive lights that transform the city into a magical holiday light show.

*To find more events, visit [VisitRichmondVA.com](http://VisitRichmondVA.com)*





## Entertainment

Richmond has a lively night-life scene. At night, many restaurants in the city put their chairs up to open up the floor for a more casual scene, inviting people to dance and socialize. There is always live music to enjoy in the city.

For those who are looking for a fun concert, the Richmond Folk Festival, hosted at Brown's Island, is a popular event that attracts a crowd of passionate music goers from all over the country. The festival is an annual three day event and features groups representing a diverse array of cultural traditions on six stages.

If you enjoy escape rooms or rage rooms, "experience the thrill of smashing stuff," at Rage RVA! It is Central Virginia's first rage room. Need to release some built-up emotions, or just need to experience something different? Rage RVA is the place to go to smash some objects. If raging isn't your style, Gnome and Raven is an adventure for the family. With a 5-star rating and named "Best of Richmond 2022" by fans, this escape room center is a must-try. All ages are welcome, simply choose your preferred level of difficulty.

Plenty of arcades around Richmond are perfect for a family outing or for a fun night of gaming and craft beers. Circuit and Slingshot are two popular spots for arcade games and locally crafted beers to sip on. Get your nostalgia fix with old school Mario Kart and Pinball, or challenge a friend to air hockey. River City Roll is dedicated to bowling and live music, making it a fun spot for those who like to stay active while socializing.



# Dining

Richmond was named, “1 of the top 10 destinations in the country for food,” by Yelp, and for good reason. With endless cuisines to choose from, Richmond has some of the best restaurants in the country, many of which are only local to the area. Get a “taste” of what Richmond has to offer:

## Lillie Pearl

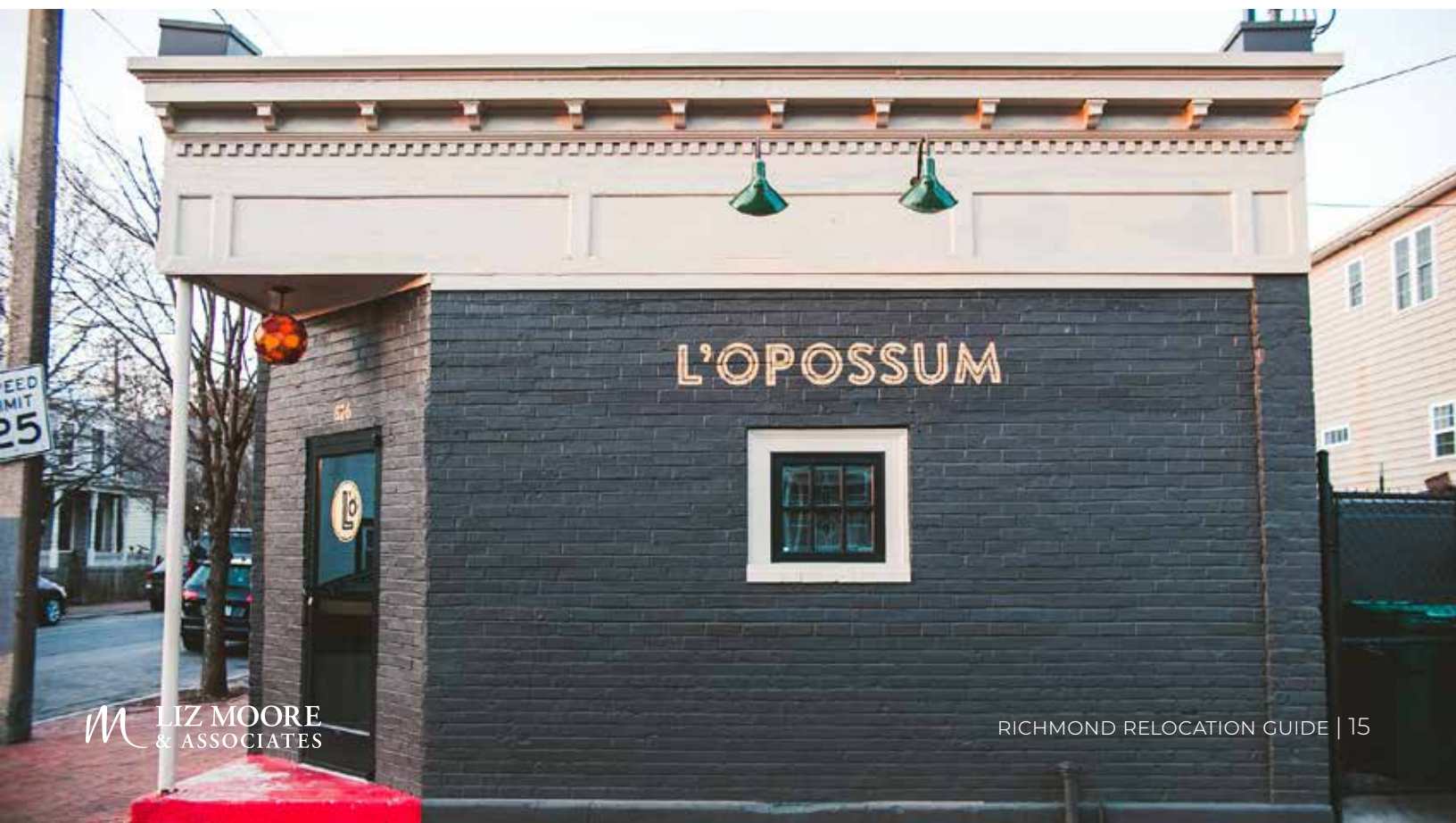
Lillie Pearl prides itself on impeccable service, gracious hospitality, a memorable guest experience, and of course, delicious food. Owner and Chef Michael Lindsey honors his grandmothers Lillie Pearl and Hattie, taking West African heirloom ingredients and his North Carolina roots in Southern African American cuisine and creating a culinary experience that is unique to his global worldliness. To find out more, visit: [lilliepearlrva.com](http://lilliepearlrva.com) or check out their Instagram: [@lillie.pearl.rva](https://www.instagram.com/lillie.pearl.rva)

## L'opposum

This French American bistro has a 4.5-star rating on Trip Advisor and is rated #2 for best restaurants in Richmond. Due to its popularity for superb service and delectable cuisine, reservations are required in advance to secure seating. To make a reservation, visit: [www.lopossum.com/](http://www.lopossum.com/)

## Coco + Hazel

Have a sweet tooth? Coco + Hazel is an adorable coffee shop that offers an abundance of different milkshakes and sweets to try. Their most famous creations are their specialty shakes that feature ridiculously delicious toppings - we hope you like cake! Try their “Cake Shake” and “Coconutty” flavors. To see what the hype is about, visit [@cocoandhazalrichmond](https://www.instagram.com/cocoandhazalrichmond) on Instagram, or visit their website: [cocoandhazel.com/](http://cocoandhazel.com/)





# The Arts

Richmond has one of the largest comprehensive art museums in the United States, The Virginia Museum of Fine Arts. The VMFA opened in 1936 and is a privately endowed educational institution and state agency. The mission and purpose of the institution are to preserve and interpret art, provide encouragement for the study of the arts, and act as a place for thought-provoking exhibitions. There is an opportunity to participate in arts-related audiovisual programs, lectures and conferences, and workshops by visual artists. There are even social events to attend, such as wine happy hours, fitness meet-ups for Yoga or The November Project, and educational classes for all ages.

There is incredibly interesting history to be observed at the VMFA, with collections of art that span more than 6,000 years and over 40,000 permanent items in the collections to explore. Collections include: “Words Matter & Untold History”, “American Land, American People”, “Alphonse Mucha: Paris 1900”, and many more collections from all over the globe. Examine hieroglyphics and ancient mummies from Ancient Egypt right here in your home city.

The VMFA is a wonderful destination to bring guests that are visiting the city. The museum has free admission every day with several guided tours. Walk-in tours are given daily and there are student group visits that are educational and interactive with a focus on the student’s curriculum. Visitors have the option to tour with a group of 10-40 adults and have discount offers for special exhibitions. Enjoy an audio tour on-site, online, or on your mobile device.





Richmond is known for its appreciation of the arts. Famous street artists add expression and creativity to buildings through a variety of murals throughout the city. Richmond is a hot spot for art enthusiasts and for those that are artistically curious. There are 70+ galleries to walk through, many of which display work from the incredibly gifted students who attend Virginia Commonwealth University.

The VMFA is one of 31 museums in Richmond. To name a few, The Edgar Allen Poe Museum, American Civil War Museum and the Virginia Holocaust Museum are especially fascinating and worth touring for historical significance. The Science Museum of Virginia hosts activities and shows for each age demographic and scientific interest; explore The Dome and learn about astronomy, discover fascinating chemical reactions, or observe and learn about animals – including prehistoric animals. The Children’s Museum of Richmond provides interactive playgrounds that exercise physical and mental stimulation for children. It is their mission to, “inspire growth in all children by engaging families in learning through play.”

The Arts District is a physical embodiment of the best elements of Richmond’s creativity and culture. Art galleries, social clubs, theaters, and more can be found in the northern portion of downtown Richmond. Acting as a hub for creativity, commercial activity, and economic development, the Arts District is perfect for a day trip filled with activities to do. Browse various galleries in between shopping at boutiques, such as Verdalina or Jolene on W Broad St before you grab a happy hour drink at Bar Solita. The Arts District is bordered between N. Belvidere on the west, W. Marshall Street to the north, roughly N. 3rd Street to the east, and E. Grace Street to the south.





## Nature, Parks & Recreation

The city of Richmond Department of Parks, Recreation and Community Facilities is home to more than 170 parks. This includes a variety of public parks, open spaces, athletic fields, dog parks, playgrounds, and tot lots.

A popular destination is Belle Isle, a preserved park island downtown along the James River. Explore the wetlands that offer diverse ecosystems for wildlife. A unique aspect of this park is the smooth, flat rocks that act as natural sunbathing lounging. The Hollywood Rapids are fascinating to observe, but not suitable for swimming.



# Sports

The Richmond Flying Squirrels are the minor league baseball team of the city. They are part of the Eastern League and are the Double-A affiliate of the San Francisco Giants major league club. This year, the Flying Squirrels have made it to the Minor League Baseball Eastern League Playoffs - the first time in eight years! Catch the Richmond Flying Squirrels at The Diamond. Tickets start at \$10, but season membership holders receive discounts and perks.

Richmond Kickers is an American professional soccer club. The Kickers compete as a member of USL League One. The club was established in 1993. The Kickers play their home league matches at City Stadium the club's primary home since 1995.

Virginia Commonwealth University (VCU) has various sports teams to support, both men's and women's sports. As division 1 basketball teams of the NCAA, the games are sure to bring excitement to the stands!

The Richmond Spiders are the University of Richmond's division 1 basketball team in the NCAA. The Head Coach of the Richmond Spiders, Chris Mooney, is notably successful with his coaching strategies and efforts. This has earned him the title of the most successful coach in Richmond History.





# Education

If you have a family household, Richmond and Chesterfield County have various private and public schools to choose from. If your home is zoned for the city of Richmond, both Open High School and Richmond Community High School are public schools that have notable scores for college readiness, test scores, and equity scores far above the state average.

Public elementary schools such as Short Pump Elementary and Tuckahoe Elementary are proud to report that their students show more academic progress from one grade to the next. Chesterfield County School District made it to the list of “Best School Districts of Virginia,” and “Best School Districts for Athletes in Virginia.” Check out our neighborhood guides for more details on which public schools you may be zoned for.

Richmond has 56 private schools with the average tuition cost being lower than the state of Virginia’s private school average tuition cost. Over half of these private schools are religiously affiliated, such as Buford Road Christian Academy (Baptist), and some are designated for special education, such as The New Community School. There are all-girls and all-boys academies as well as combined education.







No matter what you are seeking in a private school, Richmond has a school fit for your child's needs. The Steward School, a co-ed private school in Richmond, has a college preparatory curriculum, small classes, individual attention, extracurriculars, in-school tutoring and after-school programs. The mission of The Steward School is to prepare your child for their future and to develop their students to succeed in our rapidly changing world.

Maggie L. Walker Governor's School for Government and International Studies (MLWGS) is an excellent public school in the Richmond metro area. According to a statement published by the school, the curriculum focuses on a "comprehensive college preparatory program emphasizing government, international studies, science, mathematics, languages, and fine arts" (2019). The school was ranked #8 in Best Public High Schools by Niche in 2019.

Richmond is also home to higher education, such as Virginia Commonwealth University, Richmond University, and Virginia Union University.

*"Welcome to MLWGS." Maggie L. Walker Governor's School, 17 Sept. 2019, <https://mlwgs.com/welcome-to-mlwgs/>.*





## Travel

Richmond International Airport (RIC) is just 15 minutes from the city and is known as the gateway to Virginia's Capital Region. It plays a pivotal role in economic development and supports world-class business operations.

After a \$300 million renovation, RIC is designed to be as stress-free and convenient for travelers as possible. Entering the parking lot or pick-up is easier than ever, and travelers enjoy a sleek, modern space with additional gates and ticketing counters. The renovation also balanced the professionalism of a large airport with the advantages of a small one.

The eight airlines provided are American Airlines, Breeze Airways, Delta Air Lines, JetBlue Airways, Southwest Airlines, Spirit Airlines, United Airlines, and Allegiant.

To encourage competition, over the past decade there has been a decrease in fare premiums and an increase in quality and frequency of service. This has been favorable to travelers and in return to the economy, injecting millions of dollars into the region.

Amtrak runs to Richmond with three stations for ease of use in the region at Staples Mill, historic Main Street and in the town of Ashland.

# Healthcare

According to the Virginia Hospital and Healthcare Association (VHHA), Virginia ranked in the top 10 nationally for Health Care quality. Michael V. Gentry, Sentara Healthcare Senior Corporate Vice President, Chief Operating Officer, and Chairman of the Board of Directors reflects on this with his statement, “To better serve patients, Virginia hospital leaders have prioritized enhancing health care quality and safety across our individual organizations, and throughout the Commonwealth.”

There are 21 hospitals located in or near Richmond. The highest performing hospital is VCU Medical Center, which includes Children’s Hospital of Richmond at VCU. The hospital was evaluated as high performing for Colon Cancer Surgery, Lung Cancer Surgery, Ovarian Cancer Surgery, and Cardiology & Heart Surgery.

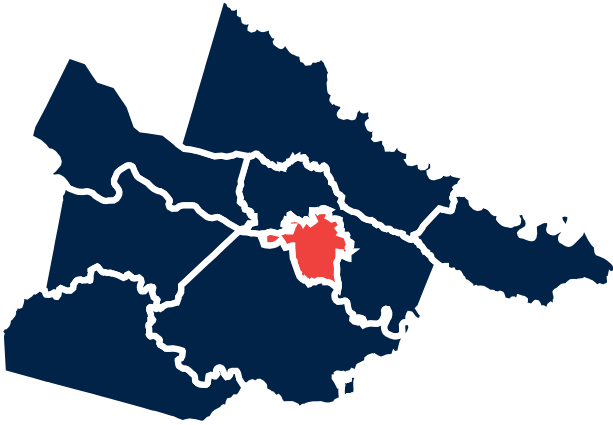
The VHHA’s Board of Directors established a vision to make Virginia the healthiest state in the nation. This vision has stretched to each hospital in the region, encouraging constant innovation and providing clinical expertise. Dozens of Virginia hospitals were recognized for exceptional patient safety performance, with nine of them earning the Healthgrades “Outstanding Patient Experience Awards.” 21 Virginia hospitals were recipients of the “Patient Safety Excellence Awards,” as of 2017.





# Our Neighborhoods

## Downtown



Downtown Richmond is proud to be an active and lively part of the city, consisting of over 300 restaurants, over 150 murals and street art, historic sites and attractions, and the James riverfront access. With recreational parks to dog parks, the outdoor lifestyle thrives even in the most urban parts of the neighborhood. Enjoy a walk or bike ride down the historical riverfront canal, featuring art, restaurants, and centuries of history to observe through medallions, statues, and exhibits. This part of the city calls to people who are adventurous, creative, and curious.

### Scott's Addition

Within walking distance of the neighborhoods in the city, such as Museum District and Monument Avenue, Scott's Addition has the convenience of having all general amenities within 10 minutes of your home. This bustling neighborhood has a reputation for having the best craft beers and breweries, with the Richmond Beer Trail attracting tourists and locals alike to the neighborhood, with 10 breweries located in Scott's Addition alone.



### The Fan

The Fan District is one of the most interesting areas in Richmond because of the unique restaurants and shops. Named after the “fan-like” nature of the streets, it is predominantly a residential area. The Fan is especially curious to admirers of architecture. Wander the streets of The Fan and view the impressive styles from the mid-late 19th century, including Italianate, Queen Anne, Richardsonian, Romanesque, and Colonial Revival.



## Carytown/Museum District

Nestled in the heart of Richmond, Carytown is filled with unique shopping, delicious dining, and various entertainment and events. The neighborhood focuses on small, locally owned businesses. The historic Byrd Theater and unique shopping boutiques are guaranteed to make the visit interesting. The Museum District borders Carytown to the north, where you can find the VMFA and Virginia Museum of History and Culture. Even with all the fun and bustling businesses, you will find single-family homes that line the streets and apartments fit for families and singles.

## Churchhill

Also known as St. John's Historic District, Churchhill is the oldest neighborhood in Richmond. It encompasses other neighborhoods in the East End such as Union Hill, Chimborazo, Fairmount, Peter Paul, Woodville and more. Churchhill is known for Chimborazo Park, the location of the largest American Civil War Hospital. It is the site of Virginia's second revolutionary convention, where Patrick Henry gave his "Give me liberty or give me death," speech at St. John's Episcopal Church in the year 1775. Between the history of the neighborhood, there are more must-sees, such as Sub Rosa Bakery, The Hill Café, Proper Pie, and Libby Hill Park.

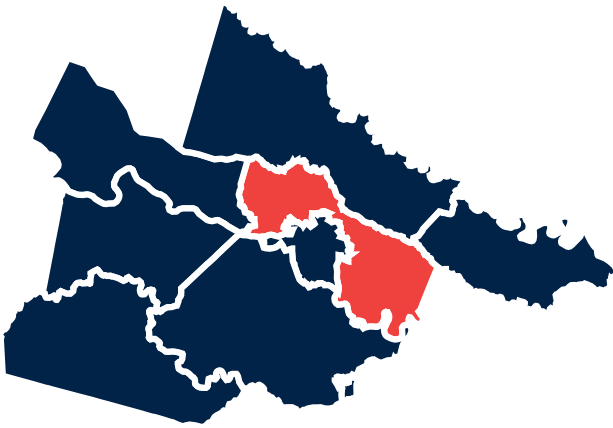


## Libbie and Grove / Westhampton

In the Near West End, Libbie and Grove offers residential options such as single-family homes, apartments, townhomes, and condos. The neighborhood has a variety of shops, including top-notch restaurants, handmade chocolates and treats, tailors' services, eclectic clothing boutiques, fitness spots, and a local grocery store, Libbie Market. The neighborhood loves to get together for seasonal events, so there is always opportunity to network and meet the community.



# Henrico County



Neighborhood construction began in the early 1950s and continues today, with recent redevelopment. This convenient county is just outside the city of Richmond, making it a perfect place for families who desire the perks of the city and the solitude of the suburbs. Residents of Central Henrico have the amenity of being within proximity to popular parks, like Three Lakes Park and Lewis Ginter. The homes in Henrico have a broad range of values, many have lower prices with more than a quarter acre of land, assuring privacy and creating value.

## Highland Springs

is a suburban neighborhood located in Henrico, Virginia. Its homes range from medium (3-4 bedrooms) to small (studio-2 bedrooms) in size, and occupants are a mixture of homeowners and renters. Highland Springs' Historic District, located along Nine Mile Road, was first developed in 1890 and once featured an electric trolley line. The neighborhood's convenient location close to Interstate 64 provides easy access into downtown Richmond.



## Innsbrook

Most residents in Innsbrook are homeowners in the dense suburban area. Innsbrook offers various restaurants to try, coffee shops, and parks to visit with the family. The neighborhood mainly consists of families and young professionals, with highly rated public schools such as Jacob L. Adams Elementary School, Brookland Middle School, and Douglas S. Freeman High School.

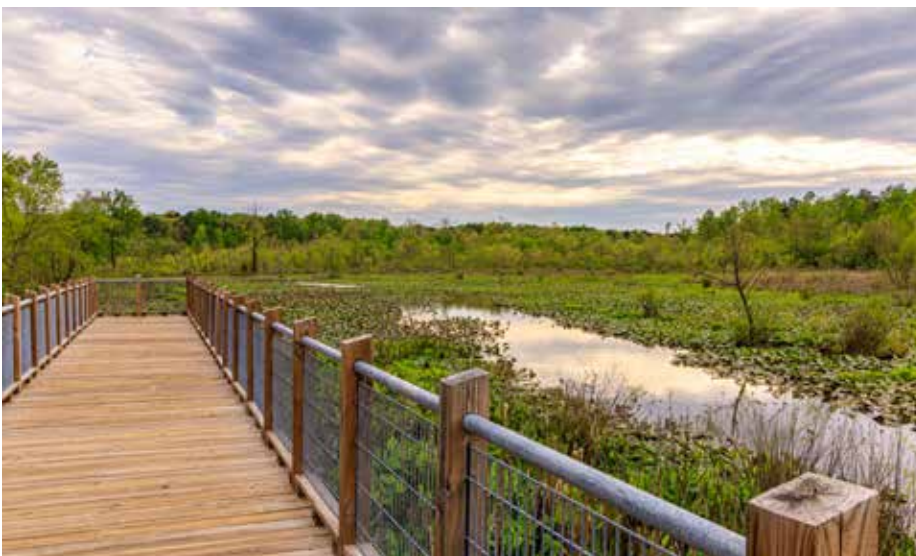


## Short Pump

Best known for the Short Pump Town Center that offers the most sought-after clothing brands for all ages, this neighborhood and community is filled with options for entertainment and necessities and is family friendly. There are restaurants and bars to try, and it's only about a 15–20-minute drive into the city. The excellent school system includes Short Pump Elementary, Nuckols Farm Elementary, and Deep Run High School.

## Wyndham

In the northwestern region of Henrico, residents enjoy a rural lifestyle in the master-planned community of Wyndham with a top-rated school district. Schools zoned for this district include Deep Run High School, Holman Middle School, and Rivers Edge Elementary. Residents can enjoy the pickleball courts, a community pool, and the Dominion Club - including a five-acre lake and an 18-hole golf course. There are three playgrounds and a splash pool for kids to enjoy, and basketball and volleyball courts.

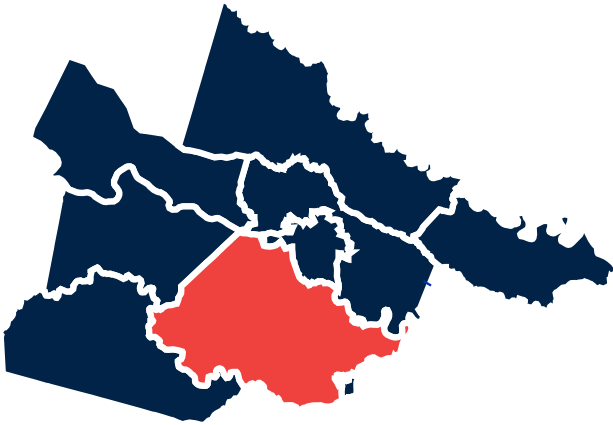


## Tuckahoe

A suburban community located west of the city, Tuckahoe is known for its affluent neighborhood and excellent school system. This neighborhood allows residents to embrace the outdoor lifestyle. This safe community has convenience at its disposal, with shops and parks in proximity. Tuckahoe, like all of Virginia, is historically significant; Thomas Jefferson lived here as a child in the early 1700s.



# Chesterfield County



Founded in 1611, Chesterfield County is an urban and rural suburb south of Richmond, with the James River to the north and the Appomattox River to the south. The county has 64 public schools and is known for its excellent school system. This charming and historic community has magnificent mature trees and natural scenic surroundings. This is a sought-after community due to its great neighborhoods and charming feel.

## Brandermill

is a master-planned community located in Chesterfield County along the shores of the Swift Creek Reservoir. Conveniently located 18 miles from downtown Richmond, Brandermill is every nature-lovers dream retreat. Brandermill provides outdoor activities for individuals of all ages, including a golf course, playgrounds, walking/ biking trails, swimming pools, and waterfront recreation.



## Harpers Mill

a master-planned community in Chesterfield, Virginia, won the “2020 Community of the Year” award. You will find 240 acres of reserved open space, private and wooded homesites, and many amenities to enjoy as a resident of this community. Enjoy proximity to parks, trails, shopping, and restaurants. Nationally recognized blue ribbon schools Winterpock Elementary and Cosby High School are located within the community’s school district.





## Magnolia Green

is one of the newest developments in Chesterfield County, and has been created with a strategic vision for a remarkable community. Magnolia Green is comprised of 11 neighborhoods ranging in price and lifestyle accommodations. The Magnolia Green Golf Course is a featured amenity for residents. Many of the neighborhoods are single-family homes, but Magnolia Green also provides a townhouse community, as well as maintenance-free community accommodating all life stages.

## Silverleaf

is a community in North Chesterfield, Virginia, established in 2009. Available homes range from condos and townhouses to traditional single-family homes. Community amenities include a clubhouse, pool, and playgrounds. The neighborhood is located near Rt. 288, Chippenham Parkway, and Interstate 95. Silverleaf is within the Chesterfield County school district.



## The Highlands

is a master-planned community spanning 3,100 acres of natural beauty in Chesterfield, Virginia. Residents are able to enjoy the quiet, serene nature of the area on homesites ranging from 1-5 acres, built by the area's top custom builders. Its amenities leave little to be desired. An 18-hole golf course also features a pro shop, indoor and outdoor practicing facilities, and a restaurant. Three lakefront pools offer options for small children as well as adults and swimmers seeking regular exercise.



## Watermark

is a new community in Chesterfield, Virginia, spanning over 400 acres and featuring a range of condominiums, townhomes, and single-family homes. Its amenities include a lake, walking trails, a playground, a pool, a fitness center, and a clubhouse in the works. Quick access to Rt. 288, Chippenham Parkway, and I-95 make for an easy commute. Watermark is located within the Chesterfield County School District.



## Hallsley

Live the resort lifestyle in your own backyard! Hallsley's community pool is unmatched due to its beachlike zero entry, waterslide, waterspouts, lap lanes, and adult area. The area is impeccably maintained and provides an aura of relaxation to all who visit. Hallsley also has a community swim team, named The Hallsley High Tides. This provides countless opportunities for resident engagement and interactions with the community. It is no surprise that this neighborhood was voted the 2017 Best Community in America.



## RounTrey

is a charming community nestled along the banks of the Swift Creek Reservoir. RounTrey prides itself on the elegant and unique craftsman-style homes boasting bold colors and varied materials. New homes are available for building or purchase in the RounTrey and NewMarket sections of the community. RounTrey residents have easy access to downtown Richmond, St. Francis Medical Center, Short Pump Town Center, and endless dining and entertainment options





## SmokeTree

was established in 1977, and welcomes over 600 homes, creating a robust and friendly atmosphere for residents and visitors. SmokeTree is located in Chesterfield County, and only 14 miles outside of downtown Richmond. The close proximity to the city and access to all the benefits of Chesterfield County make SmokeTree a desirable community for residents of all ages.



## Summer Lake

Located in Moseley, this community is close to any dining and entertainment options you could dream of! Summer Lake is 21 miles from Downtown Richmond, which takes approximately 29 minutes by car. Residents can enjoy the perks of Downtown while living in the convenience of Chesterfield County. Summer Lake features an extensive list of amenities, as well as a full calendar of events exclusively for residents.

## Surreywood

is located in the northern area of Chesterfield County, only five minutes from both Chippenham Parkway and Powhite Parkway. Not only does Surreywood have easy access to downtown Richmond, local shopping, major business, and historic attractions, Surreywood is less than 20 minutes from the Richmond International Airport.





## Deer Run

features medium sized homes mostly owner-occupied built between 1970 and 1999. The neighborhood's location near top-rated public schools as well as its generous yards and quiet streets make it an ideal place to raise a family. Easy access to a wide array of shopping options, restaurants, and family-friendly entertainment like the Richmond Zoo and a bowling alley. Residents can also easily access Route 288 for commuting to work or to downtown Richmond.



## Woodlake

is a suburban neighborhood located close to the city of Richmond. While it is near popular dining and entertainment options, Woodlake maintains a serene lifestyle that accompanies lake-front living. Woodlake is home to over 7,000 residents, and provides quick access to local schools, playgrounds, trails, and activities for the entire family. The Woodlake Community Association is an elected board tasked with maintaining the community and providing programming to engage residents.

## Walton Park

Walton Park has great amenities throughout the neighborhood that promote outdoor living and community engagement. A large pool complex acts as the centerpiece of the amenities in Walton Park, with a large pool featuring lap lanes and a separate kids zero-entry pool. Those living in Walton Park also have access to a basketball court, large playground, soccer goals, and a volleyball court, which helps to promote an active lifestyle.





## Hampton Park

has countless amenities for residents to enjoy and take advantage of. With two waterparks, separate biking and walking trails, a putt-putt golf course, Celebration Park, and more, Hampton Park is the ideal community for those who love activity. Residents can host festivals or parties by renting out the Hampton Park pavillion, as well. In the summertime, residents can relax pool side at the luxurious swimming complex, including two pools, waterslides, a kids area, and lap lanes.

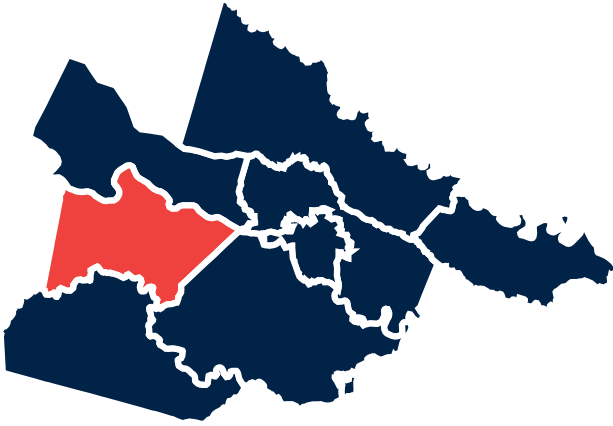


## Tarrington on the James

sits on the Robious Road corridor in the desirable Richmond suburb, Midlothian. Situated along the James River, Tarrington residents have the opportunity to experience riverfront activities while living in a quiet, stately community. Tarrington sits on 742 acres of rolling scenery, with mature trees and stunning landscapes throughout the community. Sidewalks provide a safe way to spend time outside, and they are well-lit with lamp posts. There are open green spaces dedicated to residents.



# Powhatan County



In May 1777, the Virginia General Assembly created Powhatan County out of land from the eastern portion of Cumberland County between the Appomattox and James Rivers. Named after Chief Powhatan, the paramount chief of the Powhatan federation of Indians. The father of Pocahontas, who married John Rolfe, are the ancestors of many descendants who were the First Families of Virginia. Powhatan is a rural community that offers larger acre properties and the benefit of the peaceful bucolic lifestyle. There are two Food Lion grocery stores, a Walmart, and a handful of other shopping centers. It will take you less than an hour to drive to Richmond from the county.

## French Hill

This beautiful and secluded neighborhood has been developed over the last 20 years, starting in 1996 and continuing to this day. The newer and more modern homes are located further into the neighborhood, while the older and more traditional homes are located at the front. The average size of these homes is about 3,300 sq ft, and they offer natural privacy due to the lush, mature trees bordering the property. This neighborhood is perfect for a family seeking safety and solitude. The elementary school zoned for this neighborhood is Flat Rock Elementary.

## Tilman's Farm

Tilman's Farm is a new construction community that began in 2007 and is still ongoing today. The homes are mostly built by Main Street Homes, award winning builders that were voted, "Best Home-builder" six times by Richmond Times-Dispatch. Sizes range from 2,600 to 6,600 sq ft; the average sized lot is over 3,700 sq ft.

## Greywalls

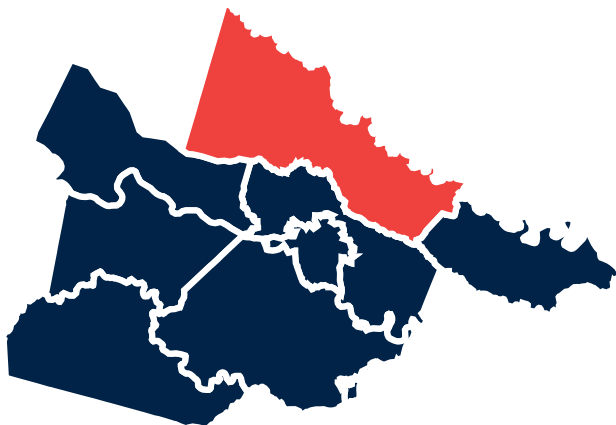
This gated, luxury community is one of the most naturally beautiful landscaped neighborhoods in the Richmond area. It consists of two gated entrances to offer privacy and security for residents. Private schools nearby are Blessed Sacrament Huguenot, Collegiate School, Benedictine College Preparatory, Saint Gertrudes, and The Steward School Corporation – all within a 20-minute commute. Residents enjoy the great restaurants and convenient shopping nearby.

## Westlake

This neighborhood is perfect for those who want to be on the water and experience the rural lifestyle. This neighborhood offers seclusion and is surrounded by a lake that allows all non-motor water sports and fishing. Lots are still available to be built, so if your dream is to design your own home, Westlake is an option worth considering. These lots reach 7,200 sq ft and the smallest lot is about 2,500 sq ft. Most of these homes are custom built. Children will attend Powhatan Elementary School.



# Hanover County



Hanover County is north of Richmond outside of the city and offers a “road less traveled” feel to residents and visitors. Although it is outside of the city, it is still close enough for an easy commute with access to major highways - while simultaneously being secluded for those who prefer a peaceful rural lifestyle. Who says you can’t have your cake and eat it too? Check out Hanover for the best of both worlds. Children will attend Cold Harbor Elementary School, Stonewall Jackson Middle School, Lee-Davis High School, and Hanover High School.

## Madison Estates

is a truly unique luxury community. Each home is situated on one to two acre lots, and some are even larger. This creates an atmosphere of peacefulness and privacy while still living in a community with neighbors. With walking/riding trails, mature trees, and open fields, residents can enjoy an outdoor lifestyle in the peace of their own community. The sophisticated style of the homes in Madison Estates make it easy for residents to entertain, garden, and explore the beauty of nature.

## Charter Lake

Charter Lake is a gated community within Kings Charter. This neighborhood is with proximity to Rt. 301 and I-95, a great location for convenience when commuting. Amenities include two swimming pools, a clubhouse, tennis, basketball, and volleyball courts, and an exercise room. Homes receive grounds maintenance, such as grass cutting, edging, leaf blowing, and many more benefits.

## Honey Meadows

As the name suggests, this neighborhood is sweet and charming. It is ideal for families because of the activities offered at The Honey Meadows Recreation Center, such as a swimming pool, wading pool, and clubhouse. A 13-acre lake is open to residents for fishing, and there are jogging and walking trails located around the wooded area for physical exercise. There are a variety of styled homes, such as newly built, custom built, and green homes.

## Giles

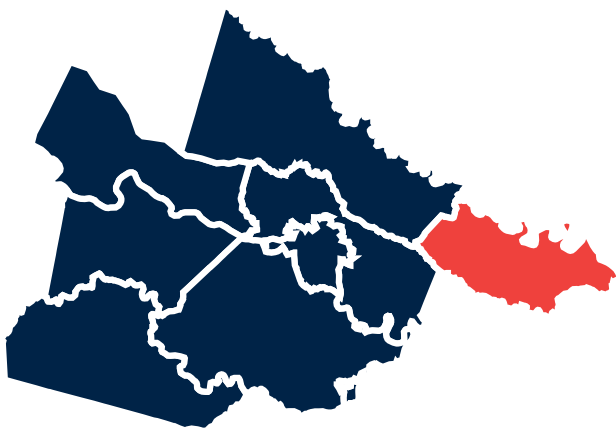
This new community offers a high variety of amenities to residents; a clubhouse with indoor and outdoor entertainment areas, a resort-style pool with a waterslide and beach-like entry, a treehouse playground, a fitness trail, pocket parks, two stocked fishing ponds, 3 miles of nature trails and sidewalks, and more! This neighborhood was voted by Richmond residents as the “Best Community in Richmond for 2021”. Schools in the region include Cool Spring Elementary, Chickahominy Middle School, and Atlee High School.

## Timberlake Commons

This new community features 40 homesites with both traditional and craftsman style homes. There are 3 distinct homes in this community that range in size from 2,300 sq ft to just over 2,800 sq ft. The three plans are the Arlington, the Rappahannock, and the Winchester – each consist of 4 bedrooms, a 2-car garage, and 2.5-3.5 bathrooms. Timberlake Commons is only 12 minutes from downtown Richmond.



## New Kent County



Known for its rich history, New Kent is filled with cozy Bed and Breakfasts and beautiful wedding venues and wineries offering breathtaking landscapes of the countryside. The golf courses are stunning and are considered world-class by professional golfers and landscapers. This county is right between Richmond and Williamsburg, surrounded by the Chickahominy, Pamunkey, and York Rivers. This is an especially popular destination for camping and outdoor sports such as fishing, hiking, and boating.

### Brickshire

offers a lifestyle you will love coming home to. Spectacular amenities include a graciously appointed clubhouse with kitchen, fitness center, lagoon-style swimming pool with splash pad, first class tennis, playground, picnic pavilion, miles of paved trails winding through over 1200 acres of picturesque landscape, and of course, the breathtaking Curtis Strange signature golf course. Great dining and shopping are nearby when it's time to get away.







## Patriots Landing

Patriot's Landing is a new home community near Richmond, this community has various amenities and benefits. As an Island Neighborhood, this is a gated community with magnificent water views. This neighborhood is diverse in dynamics, appropriate floorplans for buyers, from empty nesters to young families. Neighbors are friendly, and there are plenty of things to do: 4 lakes, a clubhouse, a pool, safe walking trails, parks, a fitness center and more.

## Viniterra

Known as A Virginia Wine Country Community, this neighborhood has impeccable homes and landscapes. Home to New Kent Winery, this is the heart of wine country – growing the finest grapes to cultivate more than eight handcrafted wines. The Club at Viniterra is a semi-private 18-hole golf course designed by world-renowned course designer Rees Jones. Amenities include lakes and rivers to enjoy water sports and being in proximity to Williamsburg and Richmond.



## Maidstone Village

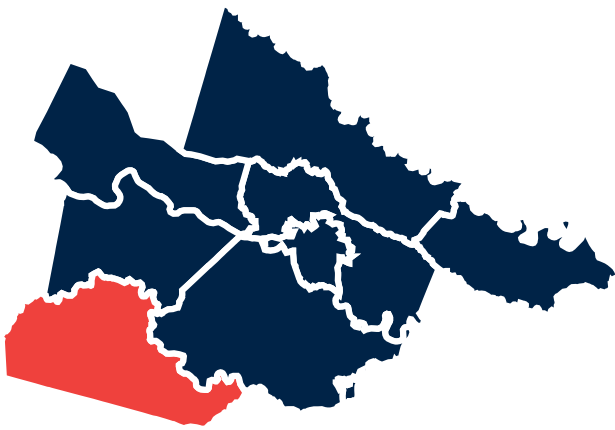
This community offers low-maintenance townhomes, allowing homeowners to spend less time worrying about upkeep and homeowner stressors. With three-to-four-bedroom floorplans, luxurious owner suits, designer kitchens and covered porches with a garage for parking and storage. This neighborhood is just minutes away from amenities such as dining and a public library and the New Kent Public Schools. All attractions in New Kent are at an average of 5.6 miles away.

## Five Lakes

The most established neighborhood in New Kent is nestled between trees and private lakes with a 6,700 yard, 72 par golf course. These beautiful lakes are exclusive to residents of Five Lakes and Patriot's Landing. The lakes are maintained by the Lake Committee to keep them clean, safe, and ecologically healthy.



## Amelia County



This County is located just southwest of Richmond and is named after Princess Amelia of Great Britain. Amelia is home to 10 sites that are listed on the National Register of Historic Places, including registered historic African American site Barret-Chumney House and Sailor's Creek Battlefield. Amelia has countywide events each year, such as the Amelia Day festival, held each May the Saturday before Mother's Day to celebrate the town's founding in 1735. Amelia also has its own country club, the Amelia Golf and Country Club.

### Town Center / Ammon

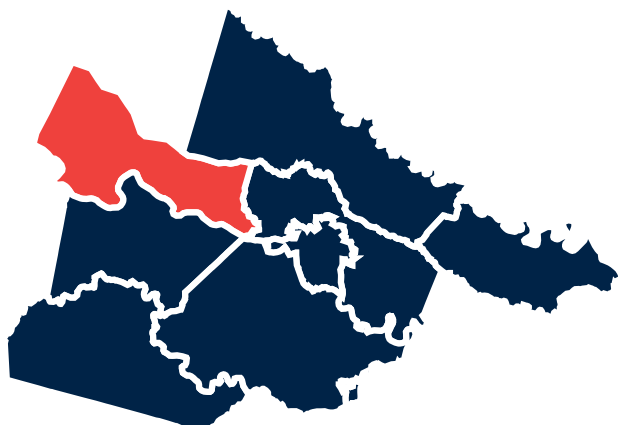
This neighborhood is rural and made up of medium to large sized homes. This small community has character, it is less populated and therefore less crowded than most counties, so this is perfect for a family looking to stay away from the hustle and bustle of the city or even suburbs.

### Chula / Clementown Mills

Like Ammon, this town has character! Rural and secluded, this neighborhood is perfect for those looking for a single-family home with spacious yards and land for children to play. The homes are charming and mostly consist of single-family homes with medium to large sized layouts.



# Goochland County



Created in 1727 from Henrico Shire, which was one of the eight shires into which the Virginia Colony had been divided in 1634. Just north of the James, U.S. Route 522 passes through the center of the community and is just under 30 miles from Richmond. There are contemporary establishments geared to crops, cattle, and horses which is vital to the growth of the local economy, along with commercial growth. The tradition of controlled growth continues as major companies discover Goochland to be affordable, well located, and free of the hustle of city and suburban traffic.

## Aldwyck / Venice Heights

With a median real estate price of \$351,402, this community is comprised of medium sized to large single-family homes consisting of 3-5 bedrooms. Most residents are homeowners and enjoy the rural lifestyle the neighborhoods provide. This area is a sought-after place to live among Goochland residents because of its beautiful appearance and family-friendly community.

## Holand Hills

This well-established community was started in 2003 and was completed around 2007, mainly featuring large homes that are reasonably priced. The neighborhood is within proximity to Goochland High School, the local Food Lion, and the Family YMCA. 90% of residents are homeowners and many enjoy the bike-friendly area. Many residents report their satisfaction with the gardening and landscaping of the community, as well as accessible hiking and walking trails.

## Kinloch

This quiet and peaceful community offers a variety of fine residential opportunities in Eastern Goochland. Kinloch offers a variety of custom-built homes, a 70-acre late, nationally ranked Kinloch Golf Club, and quiet roads for walking and exercise. The seclusion the community offers does not take away from amenities; West Creek Medical Center and Short Pump Town Center are just minutes away.

## Tuckahoe Creek Estates

This master-planned community is the newest addition to the Richmond West End Market. The community offers one mile of paved nature trails for walking or exercise and landscaped parks. There is an emphasis on classic southern architecture and preserving nature. The trees canopy the entrance, providing a naturally beautiful welcome home.

# Richmond Mural Tour



Here are a few of our favorite murals from Richmond. Scan here for the whole list and accompanying map, and then, it's tour time!



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