

# RESIDENTIAL BUYERS GUIDE



**9918 Joindre Court**  
Comfortable Living, Lake Access,  
and a Neighborhood You'll Love



# Meet the Listing Agent, *Abbey Wright*

Experienced representation plays an essential role in a successful real estate transaction.

For this property, Abbey Wright serves as the listing agent and is available to address questions, coordinate showings, and communicate offers with clarity and professionalism on behalf of the seller through Front Porch Partners | REAL Broker

**For questions or to schedule a showing,**  
Contact Abbey at (804) 564-1990



## Get Pre-Approved for Financing

**Before submitting an offer, buyers who plan to finance should obtain a mortgage pre-approval.**

This confirms purchasing power, helps offers move smoothly, and signals readiness to the seller.

Connect with our preferred local lender, Robert Magruder, to get started with your pre-approval.



### **Robert Magruder**

Southern Trust Mortgage  
NMLS #211309  
(804) 836-7293

## Apply Online



**SOUTHERN TRUST**  
MORTGAGE



3 Bedroom



1.5 Bathroom



1,196 sqft

Scan for updated  
listing price & status



## 9918 Joindre Ct Richmond, Va 23237

Tucked away on a quiet cul-de-sac in Chesterfield County's Salem Woods community, this well-maintained ranch-style home offers the ease of one-level living paired with inviting indoor and outdoor spaces. Ideally located near Route 10 and 288, you'll enjoy convenient access to shopping, dining, and everyday essentials while still appreciating the comfort of an established neighborhood setting.

Inside, the home offers a comfortable layout designed for everyday living, while the screened-in porch, deck, and fenced backyard create plenty of opportunities to relax, entertain, and enjoy the outdoors. Residents of Salem Woods also enjoy access to a community lake, playground, and recreation area, with the lake just a short walk away for fishing, kayaking, or simply spending time outside.





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### A deeper look at the home

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# Welcome to 9918 Joindre Court!

**Buying a home marks the beginning of a new chapter.** It's a place that takes shape over time—through care, use, and familiarity.

This Buyers Guide was created with a simple goal: to increase homeowner confidence. We believe confidence comes from clarity, and clarity comes from having the right information, organized and accessible, when it matters most.

From first consideration through homeownership, this guide is meant to provide continuity as questions arise, systems need attention, or when you face decisions about who to call for service.

It serves as a reference you can return to over time, helping reduce unknowns and support more informed decisions—both now and in the years ahead.

Our hope is that this guide helps you stay oriented, plan ahead, and feel supported as this home transitions from a place you're exploring to one you truly know.

Wishing you confidence as you begin this next chapter.



**Abbey Wright**  
Realtor  
Front Porch Partners  
(804) 564-1990





## Designed for Everyday Connection

Thoughtfully designed for both everyday living and casual entertaining, the kitchen serves as a natural gathering place at the center of the home. The oversized peninsula offers comfortable seating for morning coffee, after-school conversations, or guests stopping by while meals are prepared.

Open sightlines to the dining area and living spaces help keep everyone connected, creating a layout that feels welcoming, functional, and easy to enjoy every day.





## Easy Living *Starts Here*

One-level living brings a sense of ease to daily routines.

The bedrooms offer inviting spaces to rest and recharge, while providing the flexibility to accommodate guests, hobbies, or a home office as needs evolve.

Updated flooring throughout much of the home adds a fresh, cohesive feel, and the practical floor plan creates a natural flow from room to room. Comfortable, functional, and easy to maintain, this is a home designed to simplify daily living.





# Quiet Surroundings Everyday Enjoyment



Covered  
Back Porch



Elevated  
Back Deck



0.30 acre lot  
with fenced-in yard



## Lake Access & Outdoor Fun

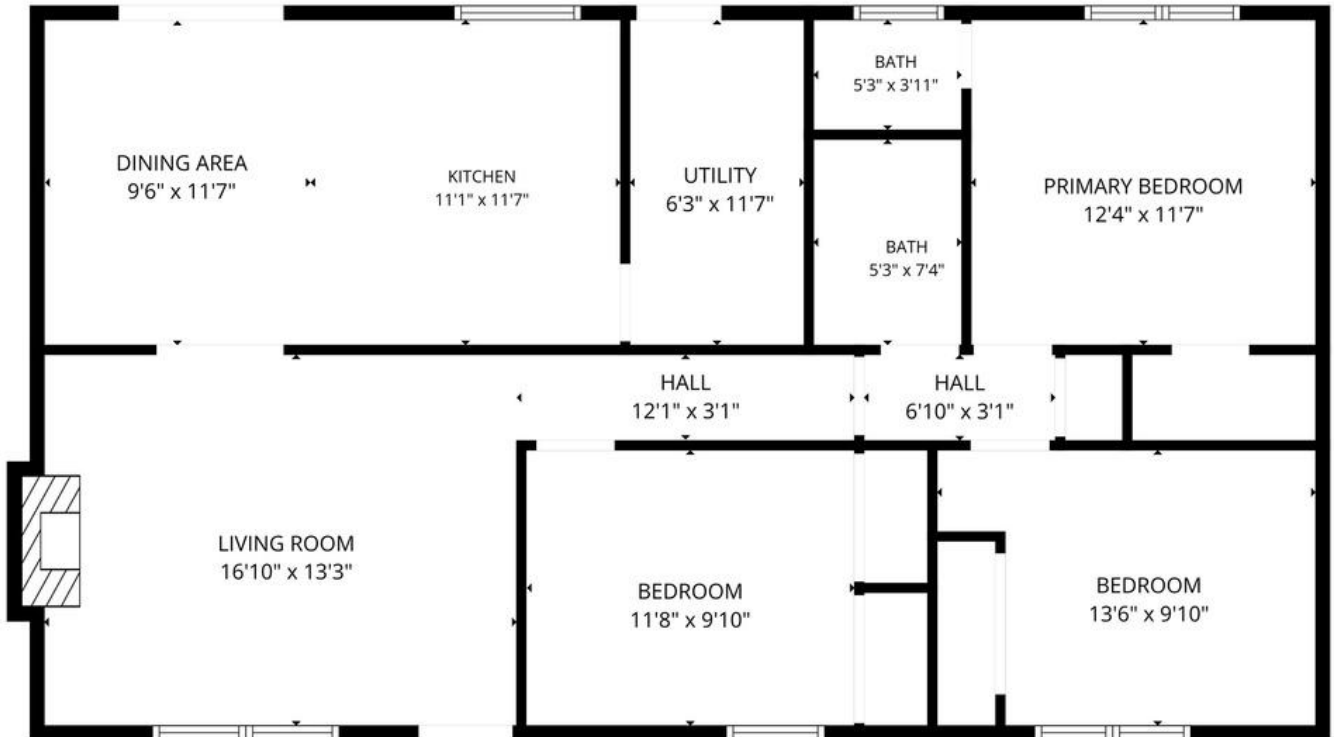
One of Salem Woods' most enjoyed amenities is its community lake, located just a short 6-minute walk from the home. Whether you're casting a line, launching a kayak, or simply enjoying a peaceful afternoon outdoors, the lake offers an easy escape into nature close to home.

Residents also enjoy access to a neighborhood playground and recreational spaces, creating opportunities for outdoor fun, relaxation, and connection throughout the community.





# Floorplans



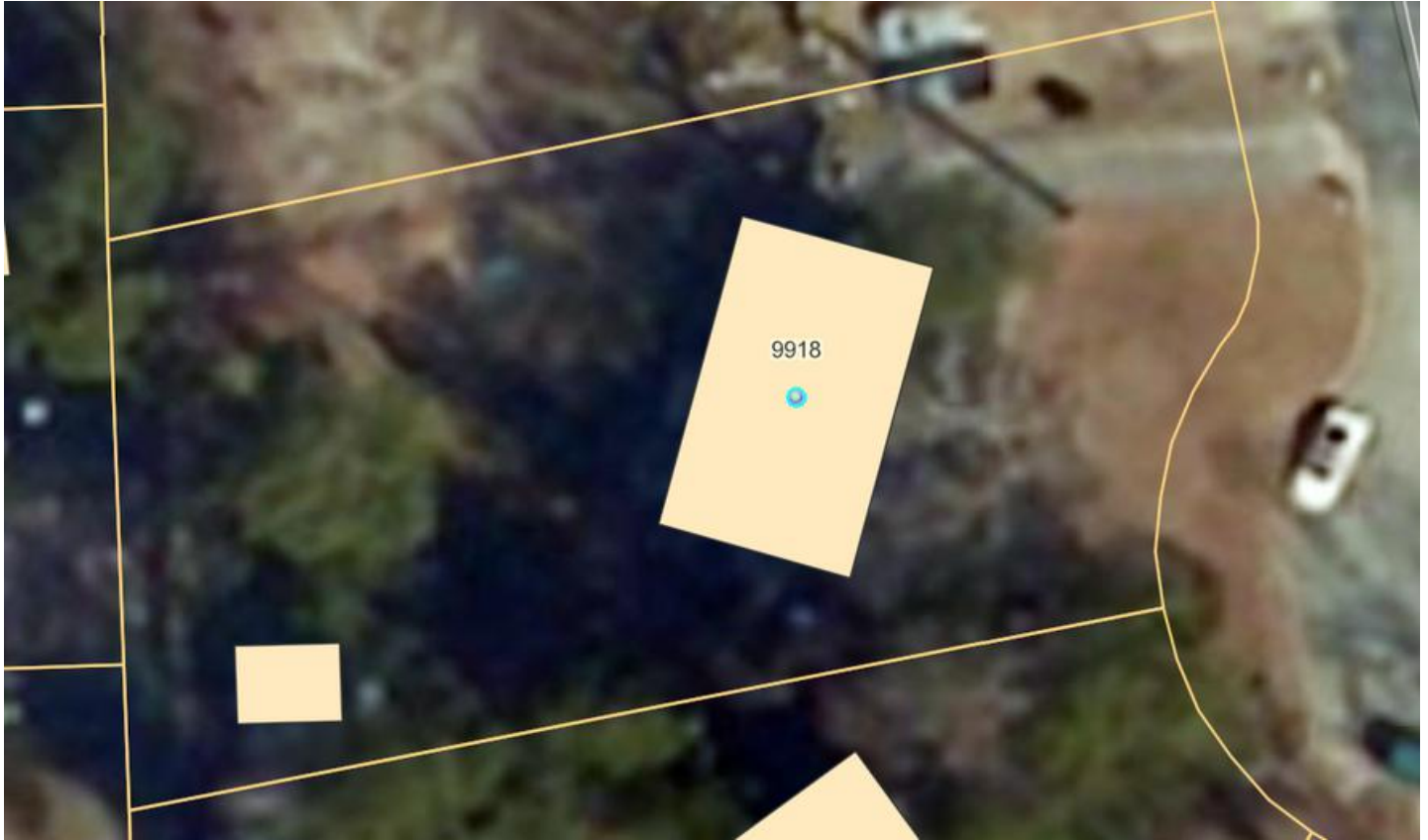
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

[Download a Print-Friendly Layout](#)

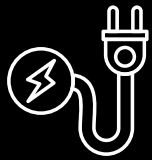




# Property Lines



Source: <https://experience.arcgis.com/>



# Utility Providers

## **Electricity**

Dominion Energy  
866-366-4357

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## **Water & Sewer**

Chesterfield Public Utilities  
(804) 748-1291

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## **Internet & Cable**

Verizon  
(800) 836 4966

Xfinity  
(800) 934-6489

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## **Trash & Recycling**

Choice Waste  
(804) 234-4444



# Systems & Upgrades



## HVAC

Central Air  
Heat Pump System  
2012



## Home Improvements

Roof: September 2019

Siding: March 2025

Crawl Space Encapsulation: Sept 2018

### **Contractor Recommendation:**

Hammer & Nail Improvement  
(804) 939-9755





# At *Your* Service

As you navigate your next move, I'm here to guide you through the process with the same level of thought and detail you see reflected in this guide. When the time is right, reach out and we'll take the next step together.

## **Abbey Wright**

REALTOR

Front Porch Partners

(804) 564-1990

[awrightrealestate@gmail.com](mailto:awrightrealestate@gmail.com)

## About Abbey Wright

I take great pride in helping people buy and sell real estate. With nearly 10 years of experience in education, my career has always been centered around assisting others, and I transitioned into real estate to continue that mission.

In addition to my real estate practice, I also own a real estate investment business, which has provided me with valuable hands-on experience in both buying and selling properties—making me an even greater resource for my clients. I have a proven track record of helping home sellers achieve timely and successful sales.

More than 95% of my business comes from referrals and repeat clients, which speaks to the lasting relationships I build with those I work with. I take the time to get to know my clients personally, establishing trust and ensuring that I remain a valuable resource throughout and beyond the transaction. My goal is to offer a tailored experience with the highest level of service at every step of the way.





# Where Every Home Begins *with a Conversation*

At Front Porch Partners, we believe that real estate is more than just transactions—it's about building lasting relationships and helping clients find a place they can truly call home.

Founded by Vickie Coleman, a dedicated REALTOR® with deep roots in Richmond, Virginia, our team is committed to guiding you through every step of your real estate journey with professionalism, warmth, and integrity.

## Our Philosophy

We understand that buying or selling a home is a significant milestone. That's why we prioritize open communication, personalized strategies, and a client-first approach.

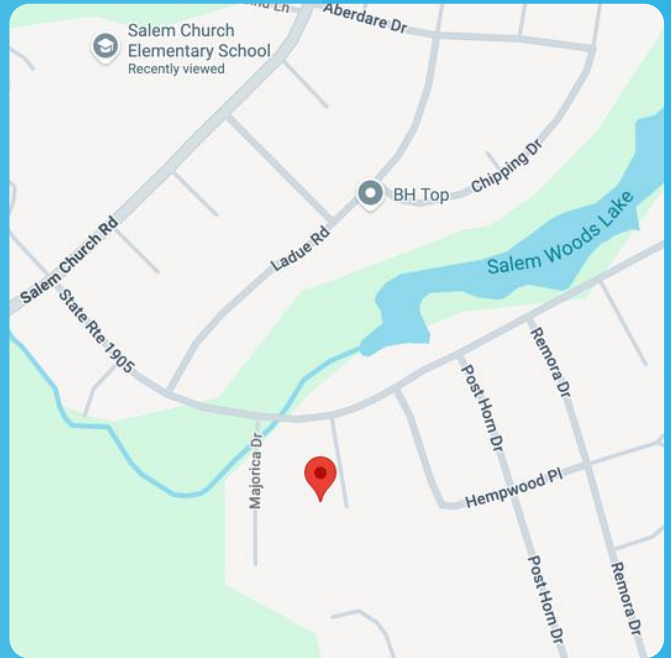
Whether you're a first-time homebuyer, looking to sell, or exploring investment opportunities, we're here to provide expert advice tailored to your unique needs.

## Community-Centered Approach

Being based in Richmond allows us to serve not only the city but also the surrounding communities across Virginia. Our local expertise ensures that we can offer insights into various neighborhoods, helping you make informed decisions about where to live or invest.

# Local Guide

Everything you need, from daily essentials to local favorites, all close to home.



## Schools



**Salem Church  
Elementary School**



**Salem Church  
Middle School**



**Lloyd C. Bird  
High School**



## Commute Times

### **Route 288**

~5-7 minutes

### **Richmond International Airport**

~25 minutes

### **Downtown Richmond**

~25 minutes



# Daily Essentials



## Grocery & Pharmacy

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### Kroger

10800 Iron Bridge Rd, Chester, VA

### ALDI

11100 Iron Bridge Rd, Chester, VA



## Shopping

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### Chesterfield Meadows Shopping Center

10420 Iron Bridge Rd, Chester, VA

### Westchester Commons

15786 WC Main St, Midlothian, VA 23113

### Shopping Recommendations

New shopping center being built near the Chesterfield County Court building. You'll also find many shops in the Chester area.



Westchester Commons



## Personal Care

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### RC Health & Fitness

4304 Chester Vlg Ln, Chester, VA

### Alicia's Salon

10420 Iron Bridge Rd, Chester, VA



## Auto Care

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### Patton's Auto & Tire

10200 Chester Rd, Chester, VA

### Heveners Tire & Auto

11107 Iron Bridge Rd, Chester, VA



## Child Care

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### The Goddard School of Chesterfield

10211 Krause Rd, Chesterfield, VA

### Chester Baptist Preschool

4317 School St, Chester, VA



## Pet Care

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### Chester Animal Clinic

12021 Iron Bridge Rd, Chester, VA

### Serenity Pawz

5901 Chrisfield Dr, Chester, VA

### The DogFather Grooming

10120 Chester Rd, Chester, VA



### *Seller Recommended*

The checkmark icon indicates a recommendation directly from the seller as a trusted local business or favorite place in the area. Other recommendations are based on proximity and Google reviews.



# Medical Care

**Bon Secours St. Francis Medical Center**

13710 St Francis Blvd, Midlothian, VA 23114

**Chester Emergency Center**

12021 US-1 Suite 100, Chester, VA 23831

**Bon Secours Urgent Care**

14163 Midlothian Tpke, Midlothian, VA 23113

**VA Hospital**

1201 Broad Rock Blvd, Richmond, VA 23249



# Government Services

## **Courthouse**

9500 Courthouse Road  
Chesterfield, VA 23832

## **Administration**

9901 Lori Road  
Chesterfield, VA 23832

## **Department of Motor Vehicles**

610 Johnston Willis Drive  
North Chesterfield, VA 23236

## **Sheriff's Office and Animal Control Unit**

9500 Courthouse Road  
Chesterfield, VA 23832

For Sherriff's Office: (804) 748-1261  
For Animal Services: (804) 748-1683

## **Waste & Recycling**

### **Northern Area Convenience Center**

3200 Warbro Road  
Midlothian, VA 23112

### **Southern Area Convenience Center**

6700 Landfill Drive  
Chester, VA 23831

## Hours

Open 7 Days: 7am - 6pm



Explore the Chesterfield County public website to learn more about the county, local events, and things to do around the area.



[www.chesterfield.gov](http://www.chesterfield.gov)

# Restaurants

## **Riptides Seafood Restaurant**

11212 Iron Bridge Rd,  
Chester, VA 23831

## **Chester Cinema Cafe**

12006 Bermuda Crossroad Ln,  
Chester, VA 23831

## **Morales Kitchen**

10020 Chester Rd,  
Chester, VA 23831

## **El Patron Cantina Iron Bridge**

11211 Iron Bridge Rd,  
Chester, VA 23831

## **Brew Craft Bar & Kitchen**

6525 Centralia Rd,  
Chesterfield, VA 23832

## **Grant Coffee Company**

11884 Chester Village Dr,  
Chester, VA 23831

## **Local Pizza & Brewery**

6921 Commons Plaza,  
Chesterfield, VA 23832

## **Half-Way House Restaurant**

10301 Rte 1,  
North Chesterfield, VA 23237



# *Welcome to* **Chesterfield County**

One of Central Virginia's fastest-growing and most diverse communities, known for its balance of suburban convenience, outdoor recreation, and strong local character.

From scenic parks and reservoirs to thriving shopping districts, local restaurants, and highly connected neighborhoods, Chesterfield offers residents a wide range of lifestyles while still providing quick access to Richmond and the surrounding region.

Aerial Photo by The Perfect Plat





## Pocahontas State Park

 13301 N Woolridge Rd, Midlothian, VA

- Lodging and Camping
- 90+ Miles of Trails
- Facilities for Private Events
- Picnic Shelters
- Swimming Pools
- Boat Rentals
- 3 Lakes for Fishing
- 2000-seat Amphitheater




## Robius Landing

 3800 James River Road, Midlothian, VA

- Direct Access to James River
- Kayak / Canoe Launch
- 3.4 Miles of Trails
- Playgrounds
- Picnic Shelters
- Sand Volleyball Court



## Harry G Daniel Park

 6600 Whitepine Road, North Chesterfield, VA

- Walking & Fitness Trails
- Pickleball & Tennis Courts
- Playground & Picnic Areas
- Athletic Fields & Open Recreation
- Basketball & Volleyball Courts
- Adjacent Golf Course



## Iron Bridge Sports Park

 11400 Iron Bridge Road, Chester, VA

- Driving Range
- 18-Hole Miniature Golf
- Batting Cages
- Indoor Training Facility
- Family-Friendly Activities
- Group Events & Parties

# Farmers Markets



## Farmers Markets

### **Chesterfield County Farmers Market**

6701 Mimms Loop, Chesterfield, VA  
[chesterfield.gov/farmersmarket](http://chesterfield.gov/farmersmarket)

### **Huguenot-Robious Farmers Market**

Market Square Lane, Midlothian, VA 23112  
[meadowsfarms.com](http://meadowsfarms.com)

### **Latino Farmers Market**

13900 Hull Street Rd, Midlothian, VA  
[latinofarmersmarketva.com](http://latinofarmersmarketva.com)

### **Brandermill Green Market**

Market Square Lane, Midlothian, VA 23112  
Market Square in Brandermill

## U-Pick Farms

### **Swift Creek Berry Farm & Greenhouse**

17210 Genito Road, Moseley, VA  
[swiftcreekberryfarm.com](http://swiftcreekberryfarm.com)

### **Chesterfield Berry Farm**

26002 Pear Orchard Rd, Moseley, VA  
[chesterfieldberryfarm.com](http://chesterfieldberryfarm.com)

# Local Farms



## **Woodland Farm**

2311 Hubert Ln, Chester, VA

Family owned farm dedicated to raising all-natural, non-GMO, woodland-raised chicken, pork, eggs, sheep dairy products, and more, all this while healing the land. Made and raised with love.

Learn more at [woodlandfarmva.com](http://woodlandfarmva.com)

## **Broadfork Farm**

9501 Deer Range Rd, Moseley VA

Small family farm in Chesterfield County focused on growing Certified Naturally Grown vegetables, herbs, and naturally leavened bread using ecological farming methods and no synthetic chemicals. The farm emphasizes healthy soil, sustainable growing practices, and direct community connection through its farm share program, self-serve farm stand, farmers markets, and online ordering for the Richmond area.

Learn more at [broadforkfarm.net](http://broadforkfarm.net)

## **River Road Cattle Company**

15801 River Rd, Chesterfield, VA

River Road Cattle Company is a family-run cattle farm focused on raising pasture-raised beef with an emphasis on quality, transparency, and responsible farming practices. Their operation highlights locally sourced meats, direct-to-consumer purchasing, and a commitment to connecting customers with where their food comes from and how it's raised.

Learn more at [riverroadcattlecompany.com](http://riverroadcattlecompany.com)

# Get Connected!

Stay connected to what's happening around Richmond, Virginia through local publications that spotlight the businesses, people, events, and stories shaping the community. From business news and neighborhood development to local culture, independent journalism, and community conversations, resources like Richmond BizSense and The Richmonder offer valuable insight into life across the Richmond region.

For upcoming festivals, outdoor activities, concerts, dining, and local events throughout the area, **explore Experience Chesterfield** to discover even more happening nearby. Learn more at [www.experiencechesterfield.com](http://www.experiencechesterfield.com)





# Richmond BizSense

Richmond BizSense is Richmond's premier source of business news and information. As the business journal for Richmond, we publish four to six original news stories each weekday and provide regular roundups of local foreclosures, business licenses, building permits, legal disputes and more.

Sign-Up for our Morning Email Blast

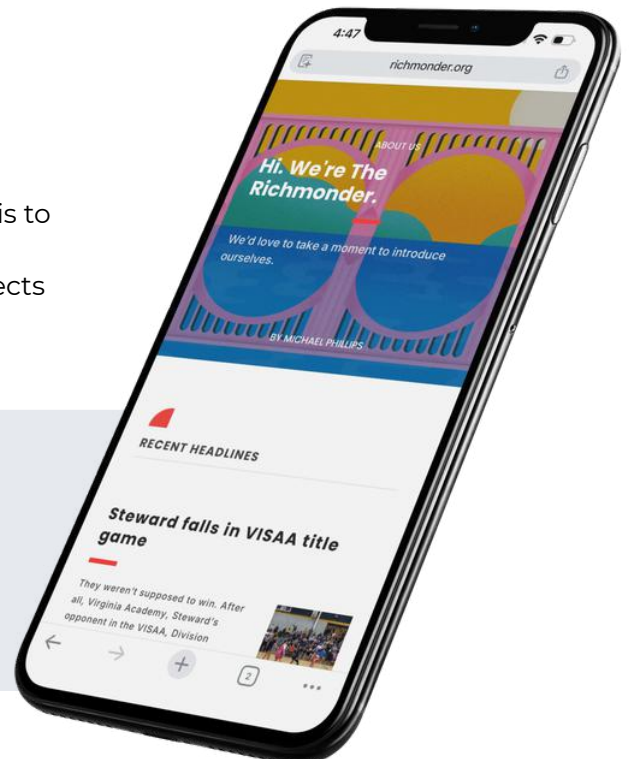


# THE RICHMONDER

*Elevating the conversation*

The Richmonder is a news outlet whose mission is to elevate the community conversation through independent reporting that avoids cynicism, reflects the fullness of our city and is free to all.

Sign up for The Richmonder's free newsletter!



**Disclosure:**

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