

RESIDENTIAL BUYERS GUIDE

7853 Sir Wyatt Drive
Your Next Chapter Begins
at The Groves at New Kent



Meet the Listing Agent, *Vickie Coleman*

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

For this property, Vickie Coleman 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 of REAL Broker.

For questions or to schedule a showing,
Contact Vickie at (804) 221-9123



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, Andrew Price, to get started with your pre-approval.



Andrew Price

Fulton Bank
NMLS #659486
(804) 565-4447

Apply Online



Fulton Bank



3 Bedroom



3 Bathroom



1,564 sqft

Scan for updated
listing price & status



7853 Sir Wyatt Drive New Kent, VA 23124

Welcome to easy living in New Kent County, one of Virginia's best kept secrets for active adult living, conveniently located about 20 minutes from Richmond International Airport and just 30 minutes from both Richmond and Williamsburg. Why wait to build when you can move right into this beautifully upgraded townhome situated on a premium lot and a community that truly feels like home?

Inside, this spacious three bedroom, two and a half bath home was thoughtfully designed for comfortable living. The first floor features a luxurious primary suite with ensuite bath, open and inviting living spaces, a convenient half bath, and an oversized laundry room complete with utility sink and extra storage. Upgraded LVP flooring throughout the main level adds warmth and elegance, while the open layout creates an easy flow for both everyday living and hosting guests.

Upstairs, you'll find two additional bedrooms with spacious closets and a full bath, making the perfect setup for guests, hobbies, or a home office. With a one car garage, generous indoor and outdoor living space, and a location that offers easy access to Richmond, Williamsburg, and the best of New Kent County, this home delivers the comfort, convenience, and lifestyle so many buyers are searching for.



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A deeper look at the home

This guide was created to give interested buyers a deeper understanding of the home and the local amenities that support everyday life around it.

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Welcome to 7853 Sir Wyatt Dr!

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.



Vickie Coleman
Realtor
Front Porch Partners
(804) 221-9123



Watch *the* Tour

Video by Brandon Hendrickson



Open, Inviting *and Made for Gathering*

Blending modern finishes with everyday functionality, the kitchen offers stainless steel appliances, ample cabinetry, and a spacious center island perfect for meal preparation, casual dining, or catching up with family and friends.

The open layout creates a natural flow into the dining and living areas, allowing conversations and gatherings to move easily throughout the main level while keeping everything within reach.

Real Estate Photos by Brandon Hendrickson





Spacious Main Living Area

The spacious living room provides a comfortable setting for everyday life, whether you're hosting friends, enjoying a quiet evening, or simply relaxing at the end of the day. The open design keeps the main living areas connected while maintaining a warm and welcoming feel.



First Floor Primary Suite

Just beyond, the first-floor primary suite offers a peaceful retreat with a well-appointed bath and generous walk-in closet. Upstairs, additional bedrooms provide flexible space for guests, hobbies, or a home office, making it easy to accommodate whatever comes next.



The Groves *at* New Kent

Community, Connection, and Convenience



The covered back porch and fenced backyard provide a comfortable outdoor space to enjoy throughout the year. Whether you're starting the day with a cup of coffee, spending time outdoors with pets, or hosting family and friends, the backyard offers a natural extension of the home's living space.

The premium lot and wooded backdrop add a sense of privacy while preserving the ease and convenience of life at The Grove.



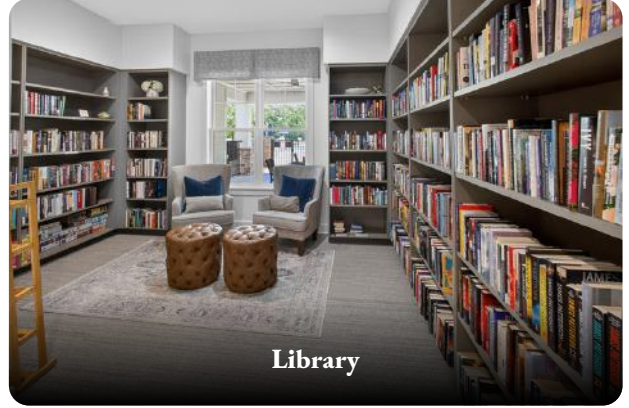
Two Community Pools



Two Fitness Centers



Two Clubhouses



Library



Community Garden



Event Space



Dog Park



Tennis Courts

Aerial Photos

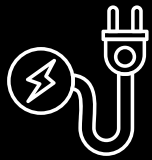




Property Lines



Source: atlas.civ.quest/newkent_va



Utility Providers

Electricity

Dominion Energy
866-366-4357

Water & Sewer

New Kent County Public Utilities
(804) 966-9678

Natural Gas

Virginia Natural Gas
(866) 229-3578

Internet & Cable

Cox Communications
www.cox.com/residential/home

HOA Services

Trash and Recycling
Roof, gutters, and exterior
Front and rear landscaping (Schultz
Lawnsapes)



Systems & Upgrades



HVAC

Natural Gas HVAC System
Installed with new construction
Approx. 3.5 years old



Water & Plumbing

Plumbing and tankless water heater
installed with new construction
Approx. 3.5 years old



Other Systems

Standard builder-installed
electric panel and systems

Smoke detectors and
ventilation systems installed
throughout home



Home Improvements

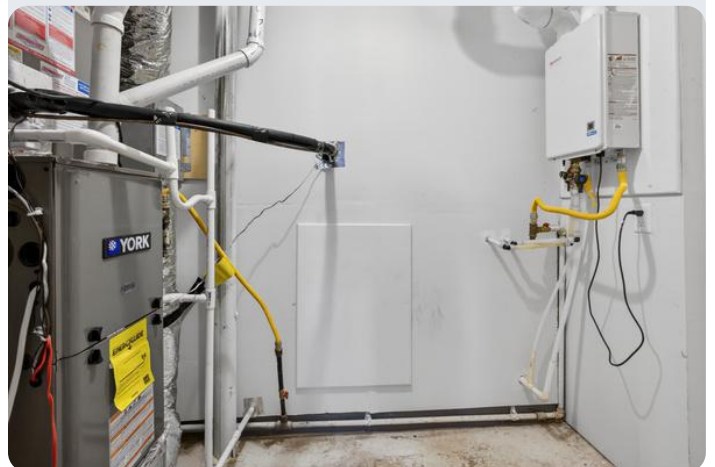
LVP Flooring throughout first floor

Recessed lighting in both
living room and kitchen area

48" wall electric outlets in
every room and rear patio

Jacuzzi outlet upgrade in yard

Private rear yard fence
3 years old





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.

Vickie Coleman

REALTOR

Front Porch Partners

(804) 221-9123

vscoleman15@gmail.com

About Vickie Coleman

With over 11 years of experience selling real estate in Richmond, Virginia and the surrounding counties, Vickie Coleman brings more than market expertise to every transaction; she brings heart, connection, and a deep commitment to community.

Vickie believes real estate is about far more than buying and selling homes; it's about people, relationships, and helping others thrive. A lifelong relationship-builder, Vickie has been married to her high school sweetheart, Martin, for 39 years. Together they have built a family that includes two daughters, two sons-in-law, and two beloved grandsons who keep life joyful and full. Family and faith are central to who she is, and she is actively involved in her local church, where she enjoys serving and building meaningful connections.

Known as a true connector, Vickie's extensive network allows her clients to be introduced to some of the best local vendors, service providers, and professionals in the area and trusted resources that make the real estate journey smoother and more successful. Her passion for relationships led her to found GROW Connections, a networking group dedicated to supporting local businesses, giving back to local nonprofits, and promoting a healthy, supportive community.





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.

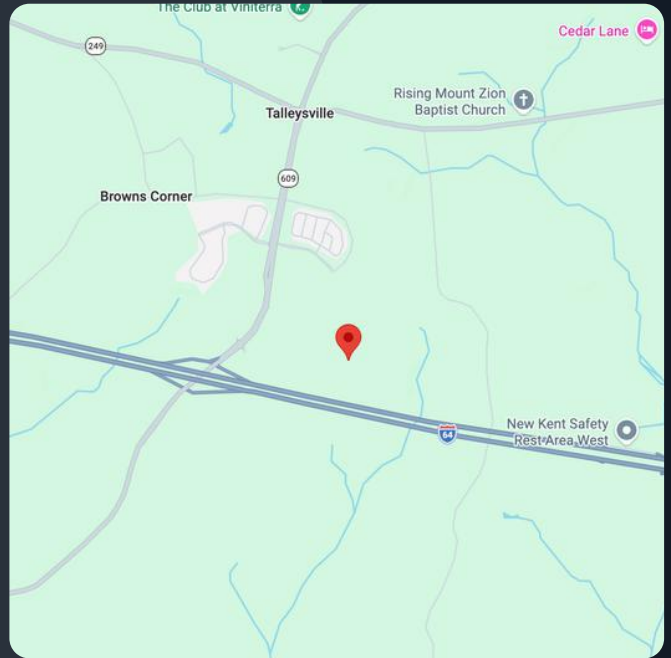
Whether you're a first-time homebuyer, looking to sell, or exploring investment opportunities, we're here to provide expert advice tailored to your unique needs.

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



**G.W. Watkins
Elementary School**



**New Kent
Middle School**



**New Kent
High School**



Commute Times

Route 64

~5-10 minutes

Richmond International Airport

~20 minutes

Downtown Richmond

~25-30 minutes



Photos by Brandon Hendrickson

Life at The Groves

A Message from the Seller

The Groves is a vibrant and welcoming community with an incredible sense of connection and involvement among neighbors. The neighborhood offers a variety of clubs and activities throughout the week that bring residents together based on shared interests and hobbies.

Some of the many community groups include Blanket Making Club, Bible Study, Book Club, Pickleball Club, Bocce Ball Club, Wine Club, Cigar Club, Mahjong Club, as well as weekly Food Truck Wednesdays combined with Wine Club gathering and Friday Happy Hours.

During the summer, neighbors gather to host a pool volleyball, pool yoga classes, or indoor yoga classes. IF you need a personal trainer, there are options available.

The community also hosts several large seasonal and annual events that residents look forward to each year, including the St. Patrick's Day Party, Line Dancing events, Seasonal Pool Parties, Memorial Day Flag Planting, Fourth of July Celebration, Halloween Costume Party, Holiday Celebration Events, and SUPER BOWL PARTY as well as so much more events. Many of these major events attract participation from over 300+ community members.

What makes The Groves especially unique is how engaged and welcoming the residents are. There is truly something for everyone, and clubs and activities continue to evolve based on the interests and passions of the community members.

The Summer Maple Area is a Private Road. Therefore, during heavy snow, the main road (not your drive way) will get snowplowed. However, in past years, the neighbors help one another to clear a safe path to walk on and clear some of the snow off the driveways.


The Groves also offers two Gyms: One at Magnolia Run Club House and the other the Resident Club House. The Groves Library is also available.

For Private events, you may also rent the available spaces in both club houses. For example, a group had a white elephant holiday party at the Magnolia Run Club house and rented out the entire space for their event. Some had rented out the main Resident Club House ballroom to host a 60th Birthday gathering.



Daily Essentials


Grocery & Pharmacy

Publix 
4591 S. Laburnum Ave.
Henrico, VA


Shopping

Williamsburg Premium Outlets
5715 Richmond Rd,
Williamsburg, VA 23188

Personal Care

The Back Doctor 
3215 Rock Creek Villa
Quinton, VA

Auto Care

Woods Body Shop 
5421 Pocahontas Trail
Providence Forge, VA

Sportsclips 
7230 Bell Creek Rd
Mechanicsville, VA

Sam's Express Carwash 
5421 S. Laburnum Ave.
Henrico, VA

Child Care

Creative Critters Learning Center
26540 Emmaus Church Rd,
Providence Forge, VA

Pet Care

Pampered Paw Spa 
3530 N Courthouse Rd,
Providence Forge, VA

Children of Promise Home Daycare
7208 Horseshoe Ct,
Quinton, VA

VCA New Kent Animal Hospital
2955 Pocahontas Trl E,
Quinton, 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

VCU Health Emergency Center of New Kent

2495 Pocahontas Trl E, Quinton, VA 23141

New Kent Medical Center

1850 Pocahontas Trail suite 202, Quinton, VA 23141

VA Hospital

1201 Broad Rock Blvd, Richmond, VA 23249

Virginia Family Dentistry New Kent

7291 Market Pl Dr, Quinton, VA 23141



Government Services

Courthouse

12001 Courthouse Circle
New Kent, VA 23124

Administration

12007 Courthouse Circle
New Kent, VA 23124

DMV

12007 Courthouse Cir #202,
New Kent, VA 23124

Sheriff's Office and Animal Control Unit

7087 Airport Rd,
Quinton, VA 23141
(804) 966-9500

Heritage Public Library New Kent Branch

7791 Invicta Ln,
New Kent, VA 23124

Refuse & Recycling

6301 Olivet Church Road,
New Kent, VA 23124

Hours

Open 7 Days: 7am - 7pm



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



www.newkent-va.use

Neighbor Notes

Nearby community happy hour outside of the GROVES:
Viniterra Golf Course: Closes at 9pm during summer months.

Winery Recommendations:

Jolene | 2750 Pocahontas Trl E, Quinton, VA
Saude Creek | 16230 Cooks Mill Rd, Lanexa, VA
Gauthier Vineyards | 5000 Farmers Dr, Barhamsville, VA



Recommended Restaurants

Third Base Grill

3215 Rock Creek Villa
Quinton, VA

The Jefferson Hotel

Brunch

101 W. Franklin St.
Richmond, VA

Casa Pearl

Small Bites / TAPAS

722 Merrimac Trail
Williamsburg, VA

Taylor's

Seasonal Eat with a view

14910 Marina Rd.
Lanexa, VA

L'opossum

Date Night Dinner

626 China Street
Richmond, VA

Stella's

Family Style Meal / Group

1012 Lafayette St.
Richmond, VA

Vivi's Mexican Cantina

Mexican Food with a view

4125 S. Riverside Dr.
Lanexa, VA

Charm Thai Bistro

6300 Mechanicsville
Turnpike, Ste. B
Mechanicsville, VA

Pine Fork Park



Pine Fork Park is a 55-acre community park in New Kent County offering a mix of recreation, sports, and outdoor space for all ages. Conveniently located near I-64, the park features competition-grade baseball and softball fields, multiuse athletic fields, a paved walking trail, outdoor fitness equipment, and a large nature-inspired playground that includes a playground zip line.

The park is also a popular spot for families and pet owners, with a one-acre fenced dog park that includes separate areas for small and large dogs along with agility features. Visitors can enjoy a 1.3–1.5 mile paved trail ideal for walking, jogging, biking, and strollers, as well as shaded pavilion areas and modern restroom facilities that make it easy to spend the day outdoors.



Golf Courses

Royal New Kent Golf Club

10100 Kent Field Rd,
Providence Forge, VA 23140

The Club at Viniterra

8647 Angel's Share Dr,
New Kent, VA 23124

Brickshire Golf Club & Grill

5520 Virginia Park Dr,
Providence Forge, VA 23140

The Brookwoods Golf Club

7325 Club Dr.
Quinton, VA 23141



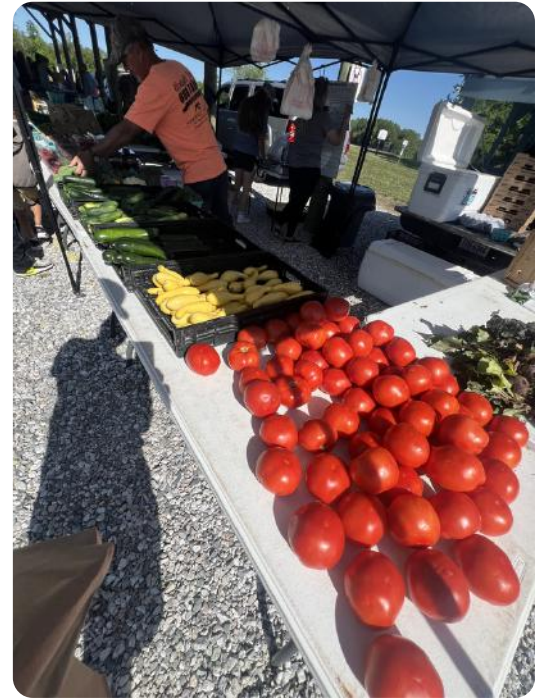


New Kent Winery

New Kent Winery offers a relaxed destination to unwind with vineyard views, outdoor gathering spaces, and a mix of local wine and craft beer. Tucked into the countryside of New Kent, it's a popular spot for afternoons with friends, date nights, live music, and slow weekends enjoying the scenery.

Whether you're settling into a rocking chair on the porch, enjoying the patio overlooking the vines, or exploring the grounds with a glass in hand, the setting blends rustic charm with the laid-back pace that makes New Kent County unique.





New Kent Farmers Market

📍 7589 New Kent Hwy, New Kent, VA 23124

The New Kent Farmers Market (NKFM) is located at the NKFM Pavilion at the intersection of New Kent Highway and Vineyards Parkway (7589 New Kent Highway). The market is open Saturdays, 9am to noon, May through August.



Local Farms

Old Tavern Farm (CSA)
8400 South Quaker Road
Quinton, VA 23141

Cheyloe Farms
3701 Hopewell Rd,
New Kent, VA 23124

Oak Grove Farm and Meats
5810 Emmaus Church Rd,
Providence Forge, VA 23140

The Homeplace Farm
19601 Tabernacle rd,
Barhamsville, VA 23011





GROW Connections is a relationship-first community built for entrepreneurs, professionals, and leaders who believe in growing together.

At GROW, we connect people with purpose — turning conversations into collaborations and ideas into action.

Learn more at www.rvagogrowconnections.com



S.A.L.T. is a community for real estate professionals and those in the real estate space who want to grow in faith, leadership, and purpose; without pressure, just presence.

For questions, contact Vickie Coleman
at vscoleman15@gmail.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.

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our Morning
Email Blast

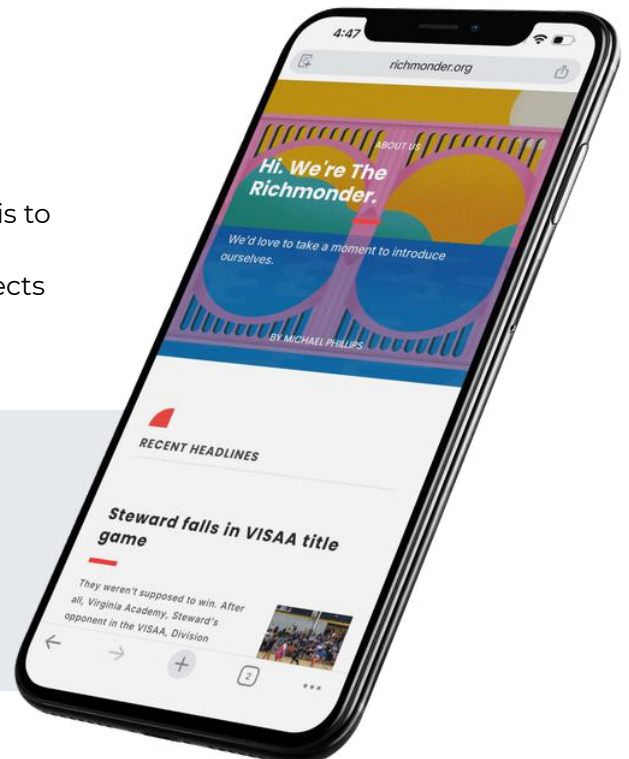


THE RICHMONDER

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.

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The Richmonder's
free newsletter!



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