

# RESIDENTIAL BUYERS GUIDE



**5725 Baylor Grove Court**  
The Space, Comfort, and Quality  
You've Been Waiting For



# 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**



4 Bedroom



2.5 Bathroom



2,411 sqft

Scan for updated  
listing price & status



## 5725 Baylor Grove Court Providence Forge, VA 23140

Tucked into the quaint and rarely available Baylor Grove community in the Providence Forge area of New Kent, this custom built “Brayden” plan by Cedar Creek Homes offers the kind of thoughtful design and craftsmanship you feel the moment you walk in.

The first floor is warm and welcoming with hardwood floors throughout, 9-foot ceilings, a formal dining room with custom trim, and a private office, perfect for everyday.

Throughout the home, you’ll notice just how much natural light pours in, creating a light and airy feel in every room. Upstairs, you’ll find four generously sized bedrooms, and with walk in closets, and a spacious owner’s suite that feels like a retreat, complete with a luxury bath. Outside, the setting only gets better with a side load 2 car garage, charming front porch, deck space, and a full acre plus lot that gives you room to breathe and enjoy.

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# Welcome to 5725 Baylor Grove Ct!

**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.

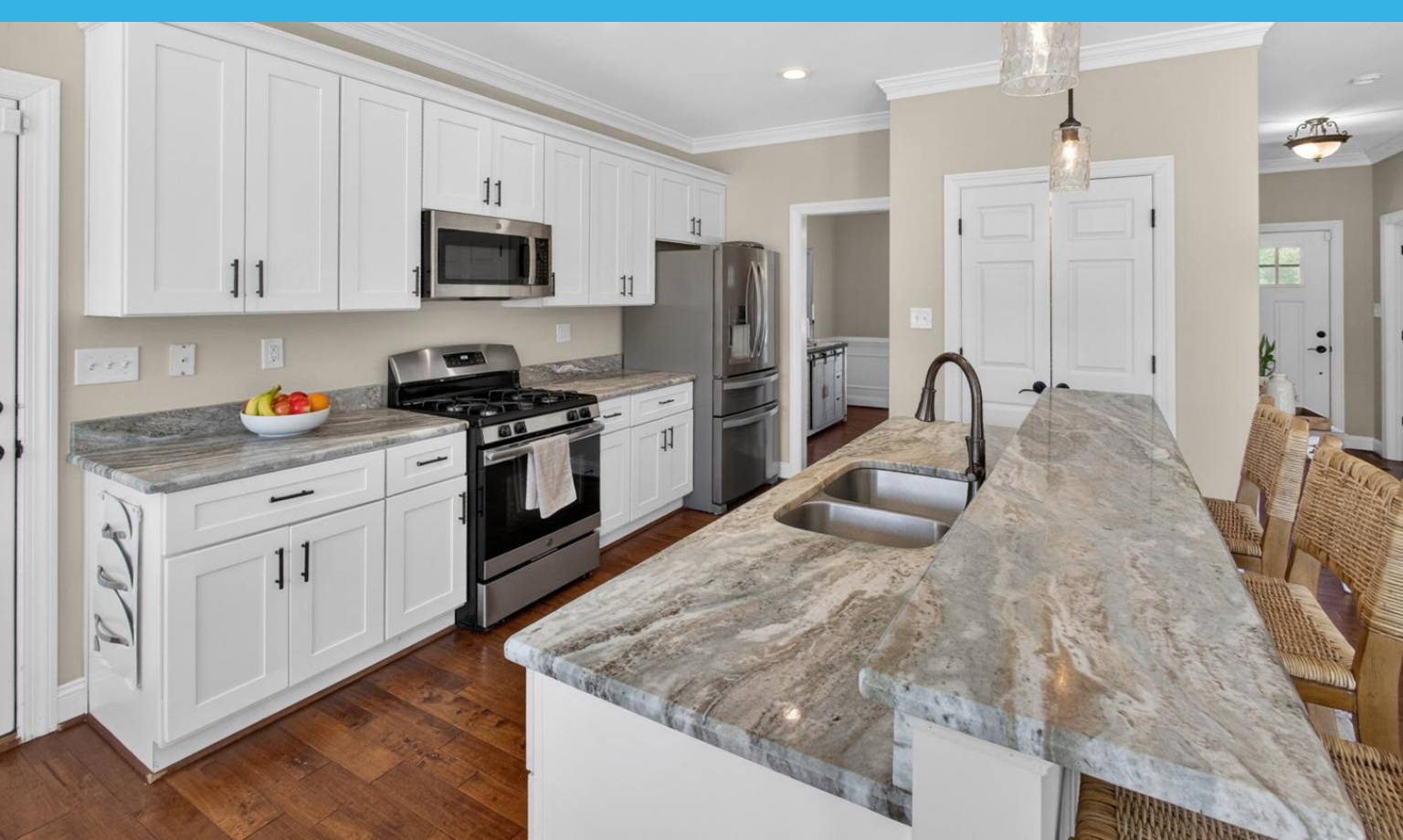


**Vickie Coleman**  
Realtor  
Front Porch Partners  
(804) 221-9123



# Watch *the* Tour

Photo & Video by Brandon Hendrickson



## **The Heart *of the* Home**

The kitchen truly is the heart of the home, with upgraded cabinetry, granite countertops, stainless appliances, and an easy flow into the sunny breakfast area and family room.





## **Bright, Open Spaces** *Designed for Everyday Living*

Natural light fills every corner of this thoughtfully designed interior, creating a warm and airy feel throughout the home.

The open living spaces flow effortlessly from room to room, with hardwood floors, oversized windows, and timeless finishes that make each space feel both elevated and comfortable.

From the inviting family room centered around the fireplace to the private office and spacious kitchen gathering areas, the layout was designed for the way people truly live today.





# **Acresage, Privacy *and* Everyday Comfort**



**Side Load  
2-Car Garage**



**1.04 Acre  
Lot**



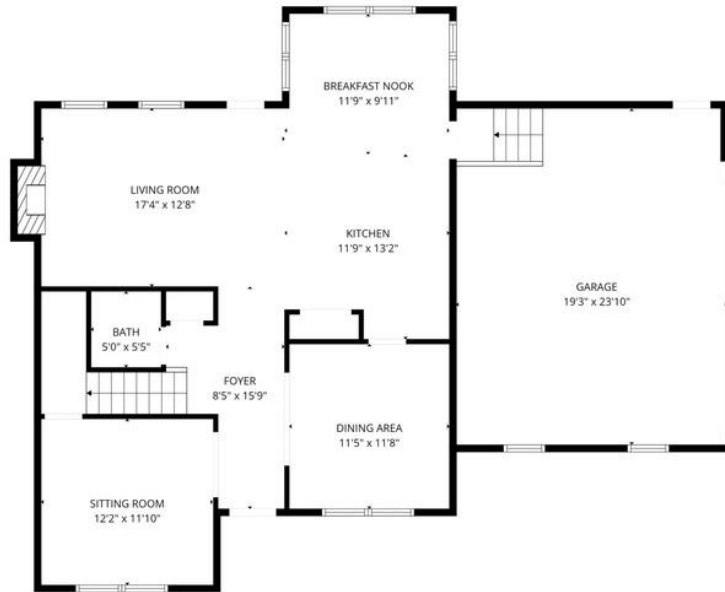
**Elevated  
Back Deck**

# *Peaceful Surroundings* with Room to Breathe

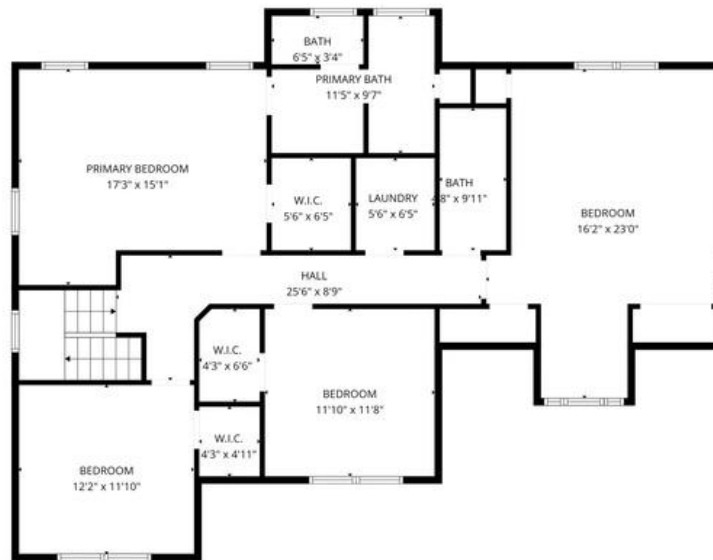




# Floorplans



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



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

[Download a Print-Friendly Layout](#)





# Property Lines



Source: <https://www.newkent-va.us/297/GIS>

# Utilities



## Electricity

Dominion Energy  
866-366-4357

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## Natural Gas

Amerigas  
(804) 783-9500

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## Internet & Cable

Cox  
(800) 234-3993

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## Trash & Recycling

County Waste / GFL  
(804) 843-9288

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## Well & Septic

### Well

Last inspection 2022  
Located in the back left side of the house

### Septic

Last inspection 2022  
Located on the left side of the house  
\*Scheduled septic service on 05/14/2026

# Systems



## HVAC

New HVAC units installed in 2022 & 2026  
10 year warranty



## Water & Plumbing

New Water Heater 2026  
10-year warranty



## Home Security

ADT Pulse Security 2018



## Other Improvements

Landscaping designed in 2024  
Driveway installed in 2023  
Professionally power washed in 2026  
Professional Interior Painting in 2026



## Recommended Service Providers

### Lawn Care

Grass N Things  
(804) 212-6430

### House Cleaning

Clean & Care  
(804) 319-0230

### Power Washing

Premier Power Wash  
(757) 715-4937



# 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](mailto: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.

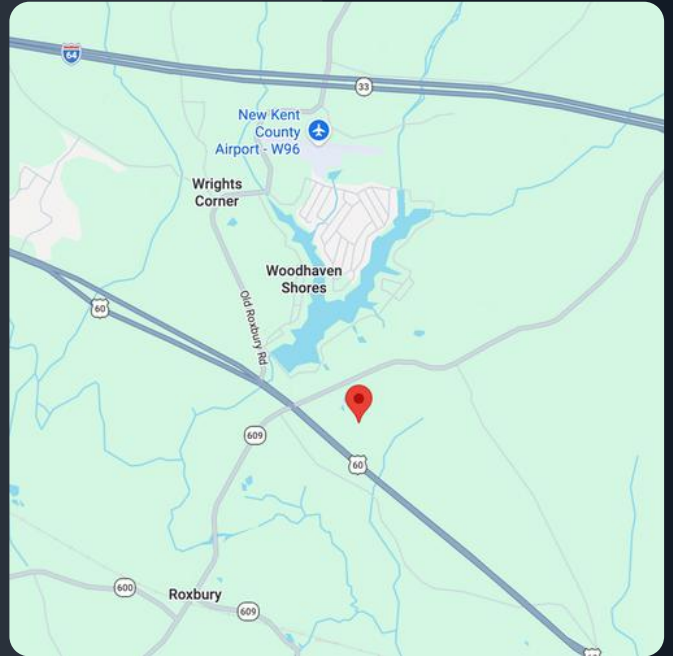
Whether you're a first-time homebuyer, looking to sell, or exploring investment opportunities, we're here to provide expert advice tailored to your unique needs.

## 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



# Daily Essentials

## Grocery & Pharmacy

Food Lion (New Kent Plaza)  
Publix (Bottoms Bridge area)

## Shopping

Williamsburg Premium Outlets  
~34 minutes

## Personal Care

Results Fitness  
A Color Above (hair salon)

## Auto Care

Bottoms Bridge Auto Care 

## Child Care

Creative Critters Learning Center  
Children of Promise Home Daycare

## Pet Care

VCA New Kent Animal Hospital  
Jackson's Pet Haven  
Shaggy Paws Spa



### ***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.us](http://www.newkent-va.us)

# Neighbor Notes

These notes have been shared directly by the seller to provide additional insight into the neighborhood and what you can look forward to as a homeowner.

## Get Connected:

Facebook Baylor Grove  
Neighborhood Page

## Annual Neighborhood Events:

Halloween Block Party  
& Trick-or-Treat Kids Crawl

Summer Block Party Cookout



## Recommended Restaurants

### Maya Latin Cuisine

353 E Williamsburg Rd,  
Sandston, VA 23150

### Old School Cider House

9302 Eastview Ln,  
Providence Forge, VA 23140

### Romas Pizza

325 E Williamsburg Rd,  
Sandston, VA 23150

### Third Base Grill

3215 Rock Creek Villa Dr,  
Quinton, VA 23141

### Starbucks

2151 Pocahontas Trl E,  
Quinton, VA 23141

### Early Bird Cafe

2700 New Kent Hwy,  
Quinton, VA 23141



New Kent County offers a quieter pace of life rooted in open land, local history, and strong community character, all while remaining conveniently located between Richmond and Williamsburg. Known for its scenic countryside, wineries, golf courses, and outdoor recreation, the area blends rural charm with easy access to modern conveniences and major travel routes like I-64.

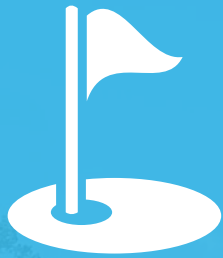
From local farms and nature trails to community events and family-owned businesses, New Kent provides a lifestyle centered around space, connection, and the outdoors. Whether you're exploring the area for the first time or settling in as a homeowner, the county offers a welcoming mix of small-town atmosphere and everyday accessibility.

# 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

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## **The Club at Viniterra**

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

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## **Brickshire Golf Club & Grill**

5520 Virginia Park Dr,  
Providence Forge, VA 23140

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## **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.





Overlooking views of the vineyards and peaceful countryside scenery that make New Kent Winery a favorite local destination.



Plenty of outdoor seating whether you want to relax on the covered porch or gather with friends out on the patio.



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](http://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](mailto: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.

Sign-Up for our Morning Email Blast

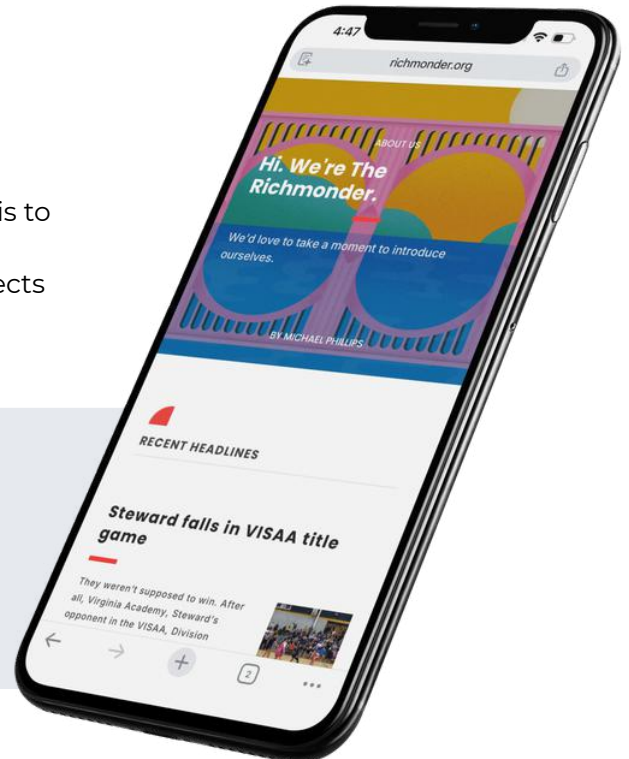


# THE RICHMONDER

*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!



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