

LUXURY HOME BUYERS GUIDE



403 Berwickshire Dr
Where Grand Architecture
Meets Modern Luxury



Meet the Listing Agent, *Vito Bussa*

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

For this property, Vito Bussa 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 Seibert Real Estate Group.

For questions or to schedule a showing,
Contact Vito at (804) 937-7019 or by email at vito@seibertre.com



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, ReMi Doyle, to get started with your pre-approval.



ReMi Doyle

Atlantic Bay Mortgage
NMLS #338798
(804) 904-9662
remidoyle@atlanticbay.com

Apply Online





7 Bedroom



6.5 Bathroom



6,006 sqft

Scan for updated
listing price & status



403 Berwickshire Dr Henrico, Va 23229

Set on nearly an acre in the coveted Sleepy Hollow neighborhood, 403 Berwickshire is a one-of-a-kind luxury estate offering more than 6,000 square feet of beautifully curated living space. Completely transformed with the addition of a full second story, the home delivers a remarkable combination of scale, sophistication, and functionality.

The heart of the home is a stunning chef's kitchen featuring Wolf, Sub-Zero, and Bosch appliances, Taj Mahal quartzite countertops, and a custom scullery. Elegant entertaining spaces, designer finishes, and thoughtfully selected materials create a cohesive sense of luxury throughout.

With 7 bedrooms, 6.5 baths, dual primary suites, and inviting outdoor living areas, this home was designed to accommodate both everyday comfort and memorable gatherings with ease.





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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 403 Berwickshire 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.



Vito Bussa

Realtor
Seibert Real Estate
(804) 937-7019
vito@seibertre.com



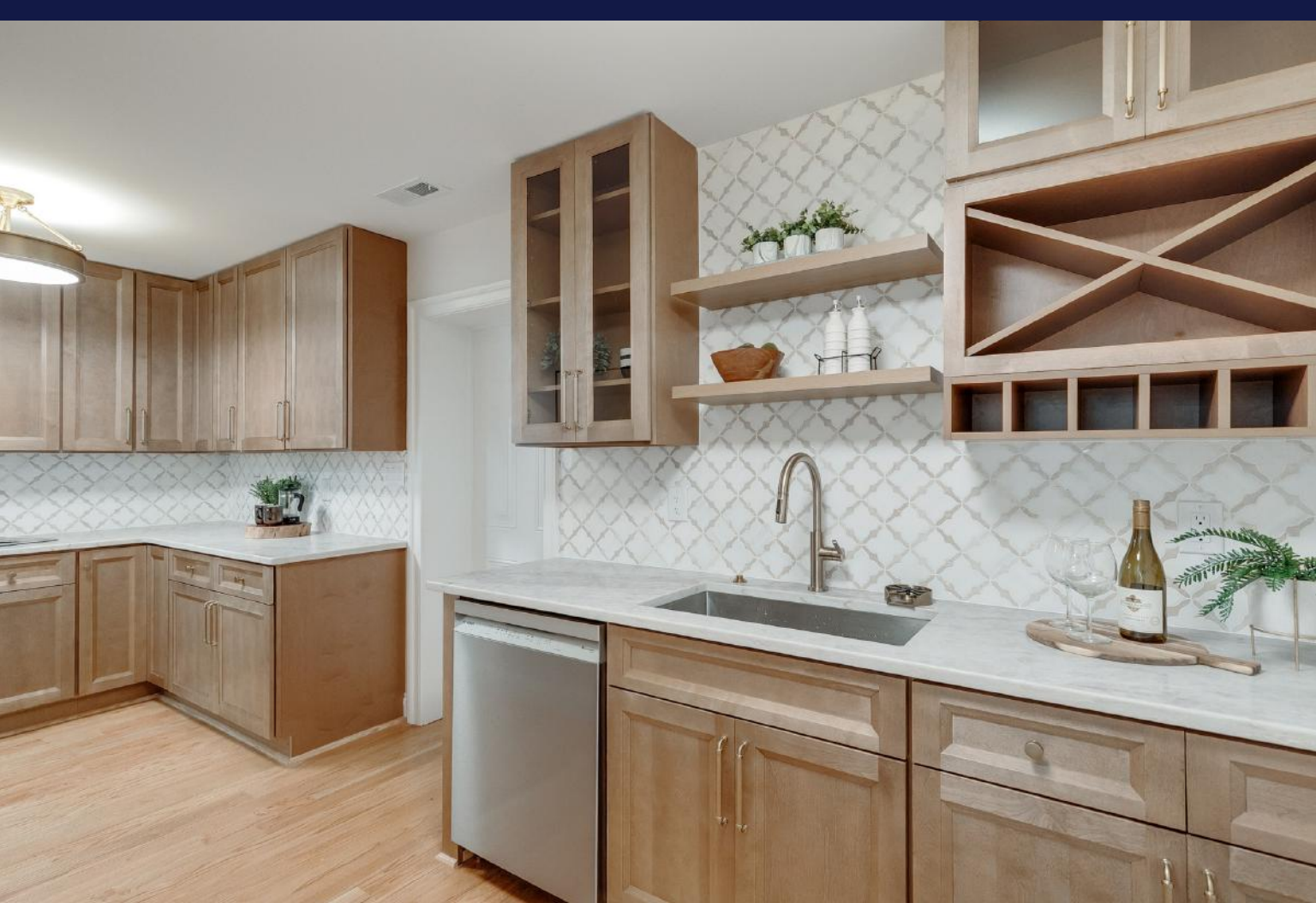


Elevated Design *at the Heart of the Home*

At the center of the home, the chef's kitchen seamlessly connects to the surrounding gathering and dining spaces, creating a natural hub for everyday life and entertaining. Thoughtfully appointed with a 42" Sub-Zero refrigerator, 36" Wolf gas range, Zephyr hood, Bosch dishwasher, and abundant custom cabinetry, this professional-grade culinary space balances beauty and functionality.

Taj Mahal quartzite countertops with an elegant Ogee edge pair beautifully with twin Shades of Light Maritza pendants, while Kohler x Studio McGee designer fixtures and Ferguson hardware add a refined touch throughout. Large windows fill the room with natural light, and the expansive island provides the perfect place for morning coffee, casual meals, or gathering with guests.





A Scullery Designed for Seamless Entertaining

Tucked discreetly behind the main kitchen, the scullery adds an exceptional layer of functionality to the home. Designed to keep the kitchen organized and guest-ready, it features extensive custom cabinetry, additional prep space, a secondary sink and dishwasher, and dedicated wine storage. Whether preparing for a gathering or managing everyday routines, this thoughtfully designed space allows the main kitchen to remain open, polished, and inviting.



Beautifully Connected Living Spaces

The main gathering and dining areas were designed to bring people together. Open to the kitchen and centered around a beautifully redesigned fireplace, these connected spaces create a natural flow for everything from casual weeknight dinners to holiday celebrations.

Open to the kitchen and anchored by a classic gas fireplace, these connected spaces create a natural flow for everything from casual weeknight dinners to holiday celebrations.

Expansive sightlines, abundant natural light, and timeless finishes make the home feel both welcoming and refined.





Luxury Lives *in the Details*

From the arched wet bar serving the dining room to the dedicated wine room just beyond, thoughtful design can be found throughout the home.

A moody, dark-toned bar with custom cabinetry, tile backsplash, beverage refrigerator, floating wood shelving, and dedicated wine storage elevates these gathering spaces while adding character, convenience, and functionality to everyday living.





Room to Live, Work, & Gather

The second floor offers a collection of versatile spaces designed to adapt to the way you live. A dedicated home office, spacious family room, and additional gathering areas provide the flexibility to work, relax, entertain, and accommodate guests with ease.



The Owner's Retreat

Designed as a private sanctuary, the primary suite is anchored by a spectacular spa-inspired bath featuring floor-to-ceiling African Tempesta marble walls and flooring.

A statement soaking tub sits beneath a dramatic marble arch accented with warm gold finishes, while the expansive walk-in shower showcases a rare custom marble design that transforms an everyday routine into a luxury experience.





Main Level Primary Suite

Tucked away on the main level, this private primary suite offers a peaceful retreat with a beautifully appointed ensuite bath and custom walk-in closet. Marble flooring, a curbless glass-enclosed shower with Carrera marble surrounds, dual vanities, and refined finishes create a space that feels both elegant and relaxing.



Refined Baths

Exceptional Finishes

With six full bathrooms and a beautifully appointed powder room, the home offers an exceptional blend of luxury and functionality. Thoughtfully curated finishes, custom vanities, designer fixtures, and distinctive tilework create a cohesive sense of refinement throughout.



Powder Room

The powder room serves as a striking focal point, featuring a floating Taj Mahal quartzite vanity, sophisticated custom molding, premium Ferguson fixtures, and elegant Shades of Light sconces.



Your Outdoor Space

Designed for Function & Entertaining



Attached
2-Car Garage



Covered
Heated Patio



Outdoor
Storage Building



Floorplans



2nd floor



1st floor

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

[Download a Print-Friendly Layout](#)





Utility Providers

Electricity

Dominion Energy
(866) 366-4357

Water & Sewer

Henrico County Public Utilities
(804) 748-1291

Natural Gas

Henrico Department of Public Utilities
(804) 748-1291

Internet & Cable

Verizon
(800) 836 4966

Xfinity
(800) 934-6489

Trash & Recycling

Central Virginia Waste Management Authority
(804) 359-8413



Systems & Upgrades



HVAC

5-zone HVAC System
Electric, Heat Pump, Zoned
Central Air, Zoned

Heat Pump, 2026
Ductless, 2026



Water & Plumbing

(2) Tankless Water Heater
Instant Hot Water, 2026



Home Improvements

Roof:
Dimensional Shingle - 2026

Upgrades:
Entire home was fully renovated in 2025/26,
with a full second story addition and 2 car garage



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.

Vito Bussa

REALTOR

Seibert Real Estate Group

(804) 937-7019

vito@seibertre.com

About Vito Bussa

With over four years of dedicated service in the real estate industry, and 175+ transactions closed, Vito stands as a seasoned professional adept at guiding clients through the many complexities of buying and selling properties. Known for an unwavering commitment to excellence and a passion for delivering exceptional results, Vito has honed his expertise in navigating many challenging real estate deals and ever-changing market conditions.

Throughout his career, Vito has demonstrated a natural ability to forge lasting relationships and earn the trust of his clients through transparent communication, providing valuable market insight, and an unmatched work ethic. His comprehensive understanding of the local market, paired with a keen eye for development and renovation opportunities, allows Vito to empower his clients to make well-informed decisions in their real estate endeavors.

His expertise extends to some of his favorite neighborhoods in the city, including: Church Hill, The Fan, Northside, Museum District, Manchester and many neighborhoods in the surrounding counties, such as Chesterfield, Midlothian, Powhatan, Henrico, Hanover, etc.

When he's not assisting clients, you can find Vito out at Independence Golf Club, or spending time with his girlfriend trying out new restaurants and cuisine around the City of Richmond!



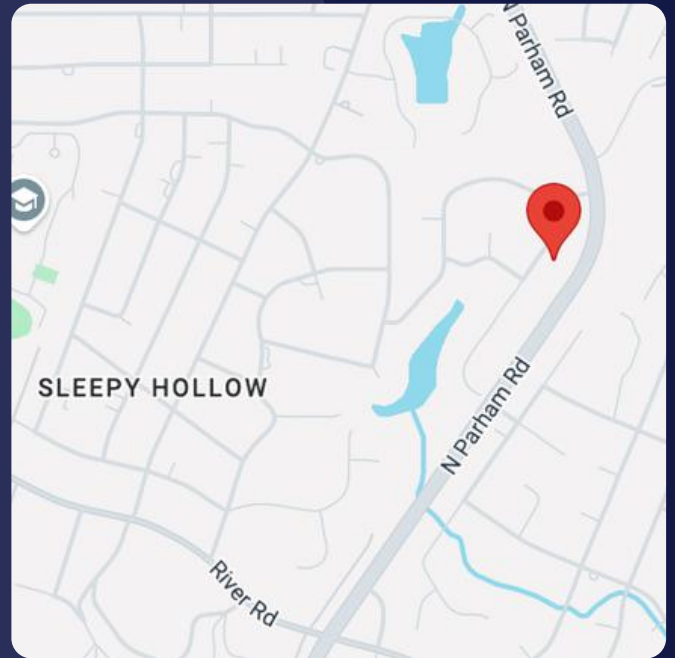
Among Real Broker's hundreds of top real estate professionals across the U.S. is Seibert Real Estate, led by Dave Seibert along with Amanda Seibert. Known for their award-winning expertise, this powerhouse group is dedicated to delivering exceptional service, building lasting client relationships, and achieving outstanding results in the real estate market.

After helping over 2,000 buyers and sellers, Seibert Real Estate has become one of the nations' top selling groups. Garnering hundreds of 5 star reviews and helping clients from all over the world find a home in Richmond.

One thing that makes Seibert Real Estate special is our team approach. When you hire us to buy or sell a home, you're enlisting an entire team to make your goals a reality. Whether you're looking to buy a second home, move up to luxury, or cash in on your homes equity, our customized approach will ensure you'll have a fantastic experience.

Local Guide

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



Public Schools



**Maybeury
Elementary School**



**Tuckahoe
Middle School**



**Freeman
High School**

Private Schools



**Collegiate
School**



**Richmond
Montessori School**



**Steward
School**

♥ Daily Essentials



Grocery & Pharmacy

Wholefoods

11173 W Broad St, Glen Allen, VA

Fresh Market

1527 N Parham Rd, Richmond, VA



Shopping

Short Pump Town Center

11800 W Broad St, Richmond, VA

River Road Shopping Center

6201 River Rd, Richmond, VA

Regency Shopping Mall

1420 N Parham Rd, Richmond, VA



Short Pump Town Center



Personal Care

ACAC Fitness & Wellness

2201 Old Brick Rd, Glen Allen, VA

Country Club of Virginia

6031 Saint Andrews Lane, Richmond, VA



Auto Care

Preston's Automotive Service

8930 Patterson Ave, Richmond, VA

Flagstop Car Wash

2806 Old Pump Rd, Henrico, VA



Child Care

Goddard School of Henrico-Short Pump

12400 Three Chopt Road, Henrico, VA

Celebree School of Henrico

3641 Cox Rd, Ridge, VA



Pet Care

Tuckahoe Veterinary Hospital

9001 Quioccasin Rd, Richmond, VA

Pooches and Smooches (Groomer)

1001 Starling Dr, Richmond, VA

Premiere Pet Sitting & Dog Walking

190 Hill Point Rd, Richmond, 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. Mary's Hospital

5801 Bremono Rd, Richmond, VA

VitalCare Family Practice

8006 Discovery Dr Suite 400, Richmond, VA

Care Now Urgent Care

1380 N Parham Rd, Richmond, VA

VA Hospital

1201 Broad Rock Blvd, Richmond, VA

West End Pediatrics

9606 Patterson Ave, Richmond, VA



Government Services

Courthouse

4309 E Parham Rd,
Richmond, VA 23228

Administration

4301 E Parham Rd,
Richmond, VA 23228

Department of Motor Vehicles

9237 Quioccasin Road,
Richmond, VA

Animal Protection

10421 Woodman Road
Glen Allen, VA 23060
(804) 727-8800

Tuckahoe Library

1901 Starling Dr,
Henrico, VA 23229

Waste & Recycling

Springfield Road Landfill (West End)

10600 Fords Country Lane
Glen Allen, VA

Charles City Road Landfill (East End)

2075 Charles City Road
Henrico, VA

Hours

Open Everyday: 7:30am - 7:00pm



Explore the Henrico County public website to learn more about the county, local events, and other government services.



henrico.gov

Restaurants & Dining



Chianti Italian Restaurant

1304 Gaskins Rd,
Richmond, VA

Buckheads

8510 Patterson Ave,
Richmond, VA

Portico

12506 River Rd,
Richmond, VA

Cafeespresso

1127 Gaskins Rd #400,
Richmond, VA

The Tavern

7110 Patterson Ave,
Richmond, VA

Sebastian & Co. Bistro

1308 Gaskins Rd,
Henrico, VA

Osaka Sushi & Steak

5023 Huguenot Rd,
Richmond, VA

Short Pump & West Broad Village

Offers a wide range of
restaurants and coffee shops

Short Pump

11800 W Broad St,
Richmond, VA

West Broad Village

2250 Old Brick Rd,
Glen Allen, VA



Deep Run Park

Parks & Recreation

Deep Run Park

9900 Ridgefield Pkwy, Richmond, VA

One of Henrico's largest parks, offering walking trails, athletic fields, playgrounds, picnic areas, and a recreation center.

Kanawha Recreation Association

8100 Holmes Ave, Richmond, VA

Popular neighborhood swim and tennis club serving many West End families.

Tuckahoe Creek Park

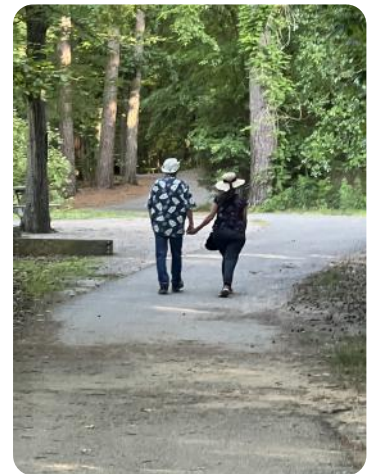
12341 Ridgefield Pkwy, Henrico, VA

Local park offering trails and green space.

University of Richmond Campus Trails

410 Westhampton Way, Richmond, VA

Featuring walking paths, Westhampton Lake, tennis facilities, and an 18-hole disc golf course open to the public.



richmond.

LIVING

Discover The *Richmond Lifestyle*



youtube.com/@Seibertrealestategroup



instagram.com/richmond_living_



We've helped hundreds of people move to Richmond with way less confusion—and a lot more confidence. This guide is where that starts.

Moving to Richmond?

Let's Make It Effortless.

Start here—with the guide locals wish they had.

Relocating sounds exciting... until you're 37 tabs deep in school rankings, neighborhood forums, and crime maps you wish you hadn't clicked. You don't need a sales pitch—you need real answers. That's why we created the Free Richmond Relocation Guide: a down-to-earth, thoughtfully curated look at what it's actually like to live here. Not the tourist version. Not the Zillow version. The real version.

Inside, you'll get:

- The lowdown on neighborhoods
- A look at schools, commutes, and lifestyle differences across the region
- What you'll spend, what you'll save, and where your money goes furthest
- Where to eat, shop, explore—and what makes each corner of Richmond feel like home
- And tips for renting or buying smart, without feeling overwhelmed



**SCAN FOR
THE GUIDE**



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

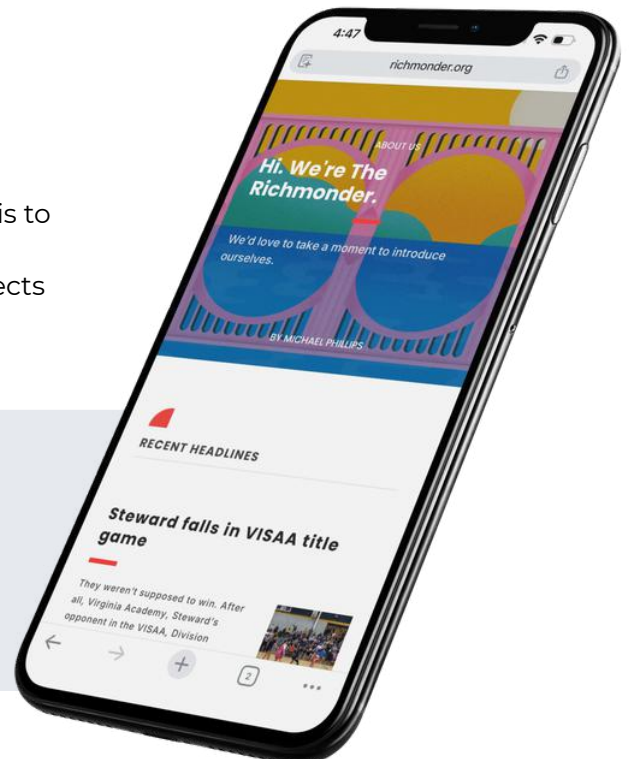


THE RICHMONDER

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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