

RESIDENTIAL

# BUYERS GUIDE



**12305 Penny Bridge Dr**

Spacious Living on a Private Acre  
in the heart of Midlothian



# Meet the Listing Agent, *Rich Eason*

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

For this property, Rich Eason 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 Proximity Realty.

**For questions or to schedule a showing,**  
Contact Rich at (804) 307-1911



## 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, Jackson Brower, to get started with your pre-approval.



### **Jackson Brower**

First Heritage Mortgage  
NMLS #2350083  
(571) 340-4544

## Apply Online



THE  
**JACKSON BROWER TEAM**  
AT FIRST HERITAGE MORTGAGE



4 Bedroom



2.5 Bathroom



3,116 sqft

Scan for updated  
listing price & status



## 12305 Penny Bridge Dr. Midlothian, Va 23112

With more than 3,000 square feet of living space on over an acre in Midlothian, 12305 Penny Bridge Drive is a custom-built home set on a fully fenced lot with irrigation in both the front and back yards. The backyard features established landscaping, mature foliage, and gardening beds designed for easy maintenance and outdoor enjoyment.

Inside, wide-plank wood floors run throughout the first level, connecting the main living spaces. The kitchen offers stainless steel appliances, generous prep space, and an open layout designed for everyday living and gathering. The first-floor primary suite provides the convenience of main-level living, while upstairs includes three additional bedrooms and an open loft suited for a second living area, playroom, or home office.

The second floor also includes more than 377 square feet of unfinished space with potential for a bonus room, theater room, or additional suite. Located in Midlothian, the property combines spacious indoor living with a private, full-acre setting.



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## **A deeper look at the home**

This guide is designed to help you move beyond the listing and understand what owning this home actually looks like.

Use it to explore how the home works, what the current owners have learned, and the local context and tools designed to support the next owner after closing.

# Welcome to 12305 Penny Bridge 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.



**Rich Eason**  
Realtor  
Proximity Realty  
(804) 307-1911



# Watch *the* Tour



## **Open, Inviting** *and Always Connected*

Blending updated finishes with a functional open layout, this kitchen offers granite countertops, stainless steel appliances, and an oversized island that naturally brings people together.

Open sightlines into the living spaces make the entire main level feel welcoming and connected.





# Flexible Living Space That Adapts *with* You

Filled with natural light and centered around a fireplace, this spacious living area offers the flexibility to fit a variety of needs — from movie nights and quiet evenings to a playroom or secondary gathering space.

Large windows bring in peaceful wooded views, while the open layout keeps the space feeling connected and inviting.

With comfortable proportions and easy flow into the adjoining kitchen and living areas, it's a space designed to evolve with everyday life.





# *Surrounded by Nature & Neighborhood Charm*



Covered  
Front Porch



Fenced In  
Back Yard



Elevated  
Back Deck

**Community In-Ground Pool**  
with *lifeguard* and *kiddie pool*



**Spacious 2-Car Garage**  
with *paved driveway*



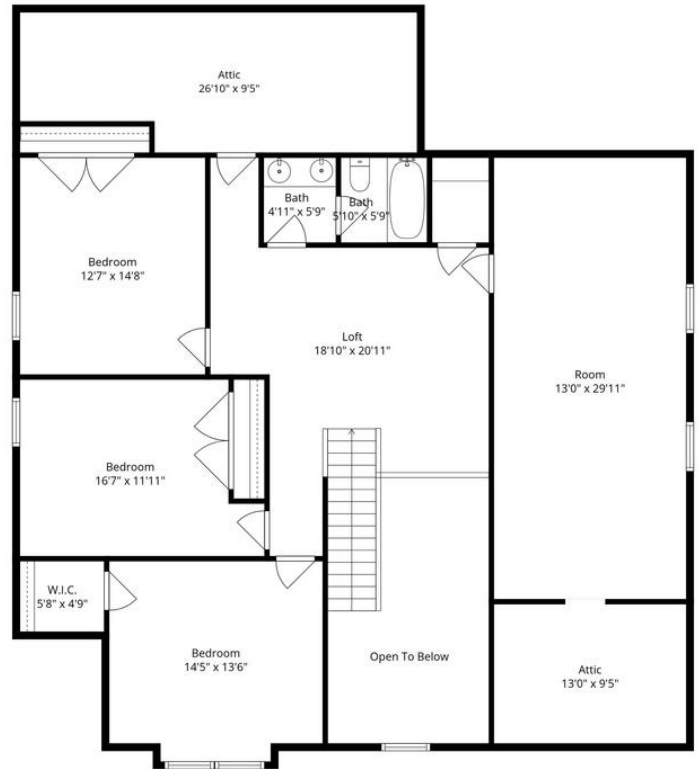


# Floorplans

## First Floor



## Second Floor



[Download a Print-Friendly Layout](#)





# Property Lines



Property lines are approximate.

# Utilities



## **Electricity**

Dominion Energy  
866-366-4357

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## **Water & Sewer**

Chesterfield Public Utilities  
(804) 748-1291

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## **Natural Gas**

Columbia Gas of Virginia  
(800) 543-8911

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## **Internet & Cable**

Verizon  
(800) 836 4966

Xfinity  
(800) 934-6489

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## **Trash & Recycling**

County Waste / GFL  
(804) 843-9288

# Systems



## HVAC

2 zoned multi-fuel heat system

2 zoned AC, heat pump rated for completion of 2nd floor unfinished room



## Water & Plumbing

Water Heater: Natural gas



## Other Improvements

Irrigation in front and rear

Roof: radiant barrier "green" roof



# *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.

## **Rich Eason**

REALTOR & Principal Broker

Proximity Realty | Brokered by eXp

(804) 307-1911

[rich@proximityrealty.com](mailto:rich@proximityrealty.com)

## **Clear & Confident Guidance** *Through Every Step of the Sale*

A successful move starts with thoughtful preparation and trusted guidance along the way. Rich brings a steady, detail-oriented approach to every stage of the selling process, helping clients navigate the market, evaluate opportunities, and make informed decisions with confidence.



The house sold for well over the asking price, and this is not just based on the current market. I believe that Rich Eason did everything that he could to create a positive result for our family. I would highly recommend Rich to anyone that is looking to sell their home!

- Karin Zezza

# Be Close to What Matters

Proximity Realty is your resource for buying and selling homes in Richmond Metro and the Surrounding Counties with real time updates of all properties for sale so you have direct access of everything you need to know including all current market statistics and listings.



6802 Paragon Pl Ste 410  
Richmond, VA, 23230  
(804) 464-8191  
[www.proximityrealty.com](http://www.proximityrealty.com)

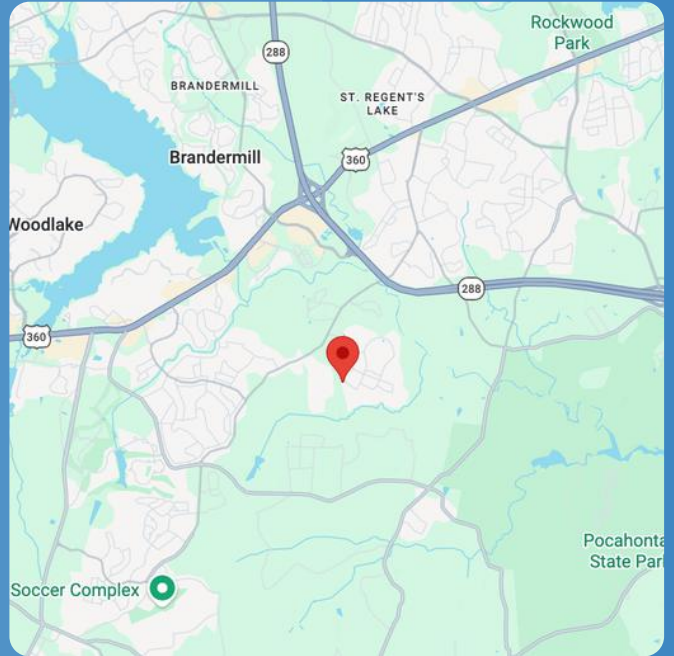


# LOCAL GUIDE MIDLOTHIAN



# Local Snapshot

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



## Schools



**Alberta Smith  
Elementary School**



**Bailey Bridge  
Middle School**



**Manchester  
High School**



## Commute Times

### **Route 288**

~10-15 minutes

### **Richmond International Airport**

~40-45 minutes

### **Pocahontas State Park**

~20-25 minutes



# Everyday Essentials

## **Pet Care**

Sycamore Veterinary Hospital

Holiday Barn Pet Resorts

## **Child Care**

Primrose School of Midlothian Village

The Goddard School of Midlothian

## **Grocery & Pharmacy**

Publix

Kroger

## **Shopping**

Westchester Commons,

Painted Tree Boutiques



## ***Seller Recommended!***

Local recommendations shared directly by the sellers from their experience living in the area.



# Medical Care

## **Bon Secours St. Francis**

13710 St Francis Blvd, Midlothian, VA 23114

## **Johnston-Willis Hospital**

1401 Johnston Willis Dr, Richmond, VA 23235

## **VA Hospital**

1201 Broad Rock Blvd, Richmond, VA 23249

## **Bon Secours Urgent Care**

14426 Hull Street Rd, Chesterfield, VA 23832

## **Magnolia Family Dental**

5161 Craig Rath Blvd, Midlothian, VA 23112

# Restaurants & Dining



## **Océano Coastal Restaurant**

1352 Sycamore Square  
Dr, Midlothian, VA 23113

## **Route 60 Sandwiches & Scoops**

13520 Midlothian Tpke,  
Midlothian, VA 23113

## **Game Plan Kitchen & Bar**

101 Heaths Way Rd,  
Midlothian, VA 23114



### ***Seller Recommended!***

Local recommendations shared directly by the sellers  
from their experience living in the area.

# Parks & Recreation



## **Pocahontas State Park**

10301 E State Pk Rd,  
Chesterfield, VA 23832

Midlothian Mines Park

## **Sycamore Community Park**

510 Coalfield Rd,  
Midlothian, VA 23114

## **Midlothian Mines Park**

13301 N Woolridge Rd,  
Midlothian, VA 23114

## **Robius Landing Park**

3800 James River Rd,  
Midlothian, VA 23113



# 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

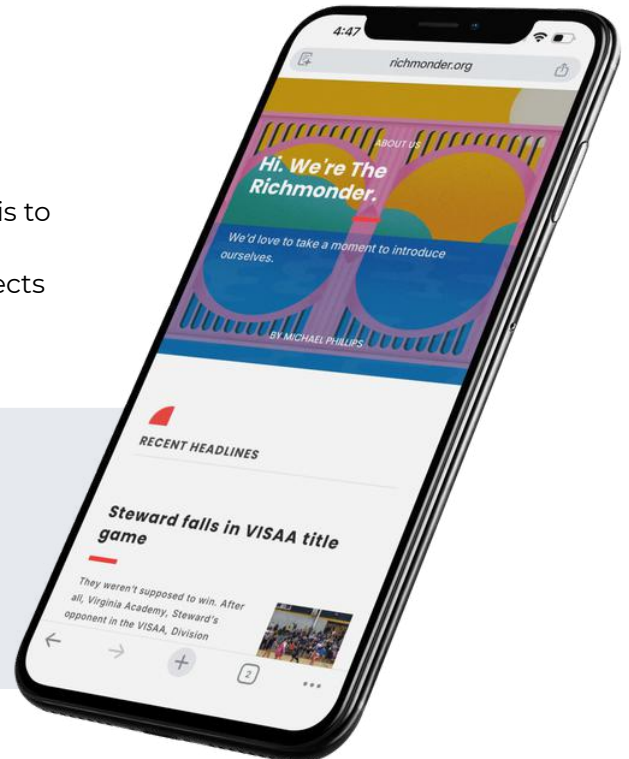


# THE RICHMONDER

*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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