

RESIDENTIAL PROPERTY GUIDE



8272 Scott Commons Dr
Modern Townhome Living
with a Private Wooded Backdrop



Meet the Listing Agent, *Lynn Tauchen*

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

For this property, Lynn Tauchen 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 Lynn at (804) 237-2211 or
lynn@proximityrealty.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, 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



3 Bedroom



2.5 Bathroom



1,804 sqft

Scan for updated
listing price & status



8272 Scott Commons Drive Richmond, Va 23227

8272 Scott Commons Drive offers one of the larger layouts in The Glens at Scott Place, pairing the ease of nearly new construction with the comfort of a first-floor primary suite. Built in 2023, this end-unit townhome features open-concept living, upgraded finishes, and flexible spaces designed for everyday life.

The main level centers around a spacious family room and beautifully appointed kitchen with quartz countertops, stainless steel appliances, gray cabinetry, and a large island for gathering. Upstairs, a second ensuite bedroom, additional bedroom, and loft provide room for guests, work, media, or play.

Backing to a wooded area for added privacy, the home also includes thoughtful extras and immediate occupancy, all just minutes from shopping, dining, I-95, and future access to the Garden City Trail.





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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 18272 Scott Commons 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 Property 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.



Lynn Tauchen
Realtor
Proximity Realty
(804) 237-2211





Open, Bright, & *Beautifully Connected*

The kitchen sits at the center of the main level, creating an easy connection between cooking, dining, and relaxing. Gray cabinetry, quartz countertops, stainless steel appliances, and a large peninsula give the space a clean, modern feel while keeping everything practical for daily routines.

With open sightlines into the family room, it's a kitchen designed for conversation — whether you're hosting friends, serving casual meals, or staying connected while everyone settles in at the end of the day.

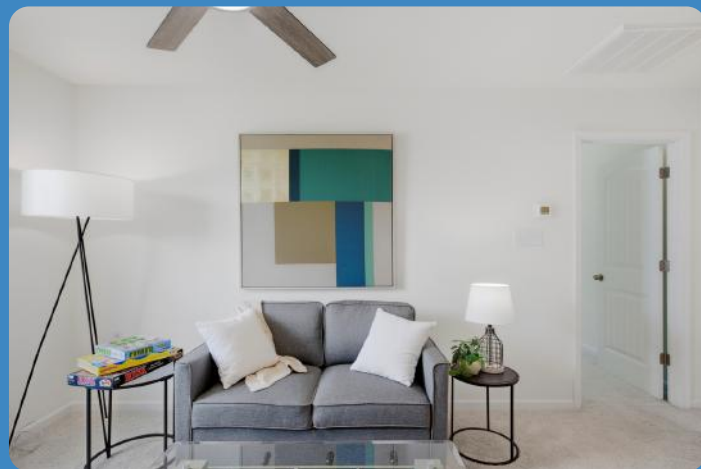




Comfortable Living *on Every Level*

Natural light fills the main living area, where the family room and dining space share an easy, open flow with the kitchen. It's a comfortable setup for everyday routines; from relaxed evenings and casual meals to hosting friends without feeling separated from the conversation.

Upstairs, the loft adds another layer of flexibility, giving the home a second living space that can adapt as needs change. Use it as a media room, playroom, home office, or quiet retreat away from the main level.





First-Floor Primary Suite

The first-floor primary suite brings everyday ease to the home, with a spacious bedroom, walk-in closet, and private bath all tucked away from the main living areas. Natural light and wooded views give the room a calm, comfortable feel, creating a quiet place to begin and end each day.





A Peaceful Setting Close *to* What Matters

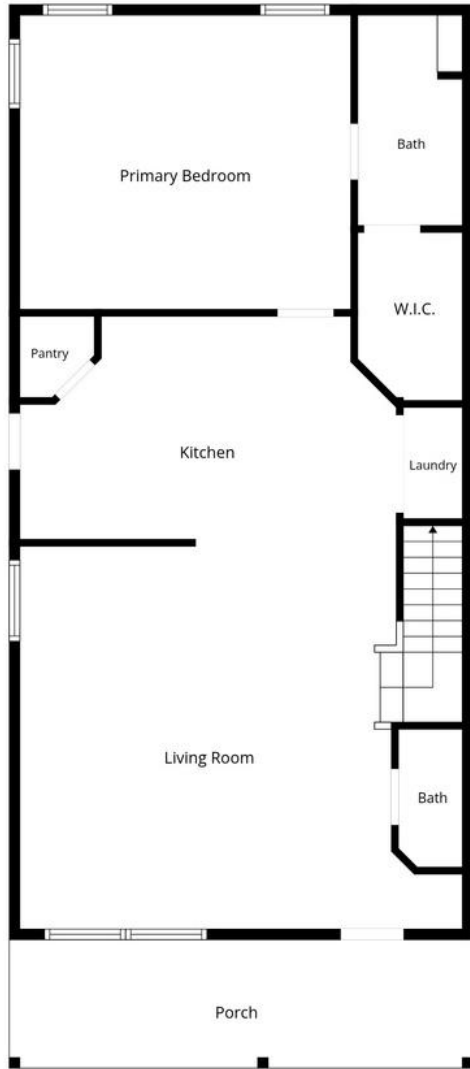


The Glens at Scott Place offers the comfort of a newer townhome community with a setting that still feels open and relaxed. From this end-unit location, the home enjoys added privacy with a wooded backdrop, giving everyday life a quieter sense of retreat.

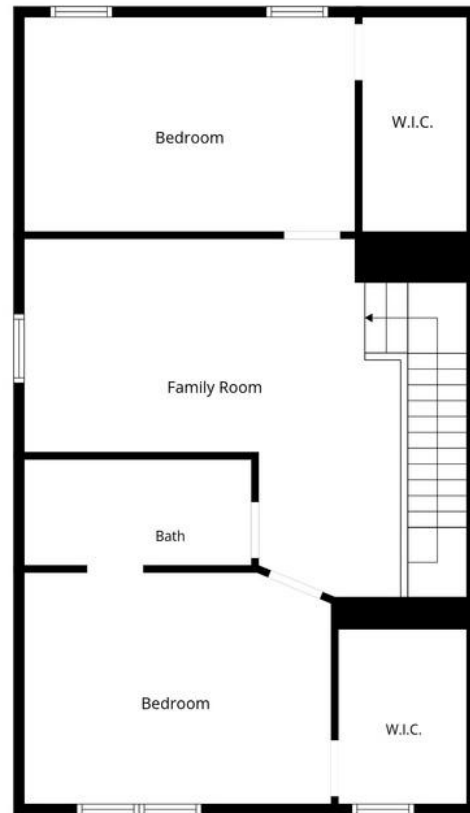
Just minutes from shopping, dining, and I-95, the neighborhood keeps daily errands and commuting convenient while still offering room to come home, settle in, and enjoy a little breathing space. Future access to the Garden City Trail adds even more to look forward to.



Floorplans



1st Floor



2nd Floor

Floor Plans Are For Marketing Purposes Only. Measurements And Layout Are Deemed Reliable But Not Guaranteed. Buyer And Agent To Perform Due Diligence As Needed.



Property Lines



Source: henrico.gov



Utility Providers

Electricity

Dominion Energy
866-366-4357

Water & Sewer

Henrico County
(804) 501-4275

Natural Gas

Richmond Gas Works
(804) 646-4646

Internet & Cable

Verizon
(800) 836 4966

Trash & Recycling

Trash Only
Collected on Tuesdays
Provided by the HOA



Systems & Upgrades



Home Systems

HVAC

Natural Gas Furnace
Central Air
2023

Water Heater

Tankless
2023

Irrigation

Front only
Provided by HOA



Home Upgrades

Roof

2023, Composition Shingle
Covered by HOA

Other Improvements

Installed ceiling fans in living room, loft,
and all bedrooms in 2025

Installed side privacy fence in 2025



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.

Lynn Tauchen

REALTOR

Proximity Realty | Brokered by eXp

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lynn@proximityrealty.com

About Lynn Tauchen

Lynn considers herself a Virginian, having left her South Carolina roots behind in 1991 after earning her Psychology degree. She made Richmond home, loving its easy access to the coast, mountains, and especially her favorite getaway—Smith Mountain Lake, where her family spends summers boating and relaxing.

Her career in real estate began as a legal assistant in Shockoe Slip, then expanded into residential law, corporate retail management at Circuit City, and lease administration with Ntelos. After a decade in telecom, she stepped away to welcome her third child and care for her late husband.

During this time, Lynn cherished raising her three children, volunteering, and supporting her community. She later returned to work in IT, leading a team that provided laptops to students across multiple counties during COVID. Ultimately, her passion and flexibility drew her back to real estate.

In 2022, Lynn earned her real estate license and has since helped many clients buy and sell homes. Known for her integrity, communication skills, and sense of humor, she makes every transaction a smooth and rewarding experience.

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.

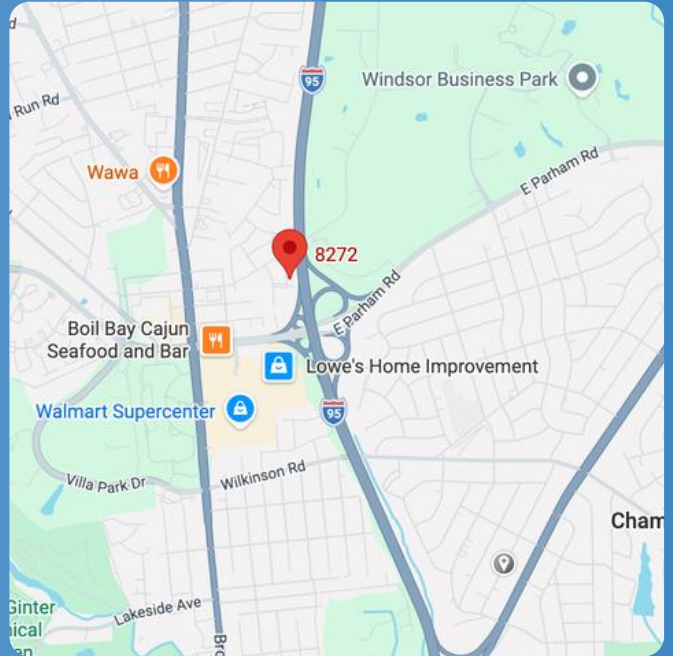


6802 Paragon Pl Ste 410
Richmond, VA, 23230
(804) 464-8191
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Local Guide

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



Schools



**Linwood Holton
Elementary School**



**Henderson
Middle School**



**John Marshall
High School**



Commute Times

Interstate 95

~1 minute

Richmond International Airport

~23 minutes

Downtown Richmond

~16 minutes



Daily Essentials



Grocery & Pharmacy

Kroger

9000 Staples Mill Rd, Henrico, VA

Food Lion

1228 Concord Ave, Richmond, VA



Shopping

Walmart

7901 Brook Rd, Richmond, VA

Staples Mill Shopping Plaza & Target

9001 Staples Mill Rd, Henrico, VA



Personal Care

American Family Fitness

10101 Brook Rd #100, Glen Allen, VA

Sassy Hair & Day Spa

10238 Staples Mill Rd, Glen Allen, VA



Auto Care

Art's Automotive Service

1214 Athens Ave, Richmond, VA

MVG Auto Repair

8506 Brook Rd, Glen Allen, VA



Child Care

Magnolia Ridge Child Care

1300 Virginia Center Pkwy, Glen Allen, VA

Kiddie Kompany Day Care

2507 Hungary Rd, Richmond, VA



Pet Care

Locke Taylor Veterinary Hospital

10222 Staples Mill Rd, Glen Allen, VA

Apple Dog Daycare, Lodging, Grooming, & Training

8818 Brook Rd, Glen Allen, VA

Dog House

6927 Lakeside Ave, 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 Memorial Regional Medical Center

8260 Atlee Rd, Mechanicsville, VA

Bon Secours Urgent Care - Staples Mill

8800 Staples Mill Rd, Richmond, VA

VA Hospital

1201 Broad Rock Blvd, Richmond, VA 23249

Dr. Elizabeth A. Yapple - Pediatrician

One Colonial Place, 10571 Telegraph Rd #110, Glen Allen, VA

Glen Allen Dentistry

2314 E Parham Rd, Henrico, VA

Brook Run Vision Center

9335 Chamberlayne Rd, Mechanicsville, VA 23116



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

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](https://www.henrico.gov)

Restaurants & Dining



Love Shack

6935 Lakeside Ave,
Richmond, VA

Spice Indian Cuisine

1090 Virginia Center Pkwy
#102, Glen Allen, VA

Pho Que Huong

10073 Brook Rd,
Glen Allen, VA

Charlie's Way

8700 Brook Rd,
Glen Allen, VA

Rapid Pizza

1592 Mountain Rd,
Glen Allen, VA

Potros Mexican

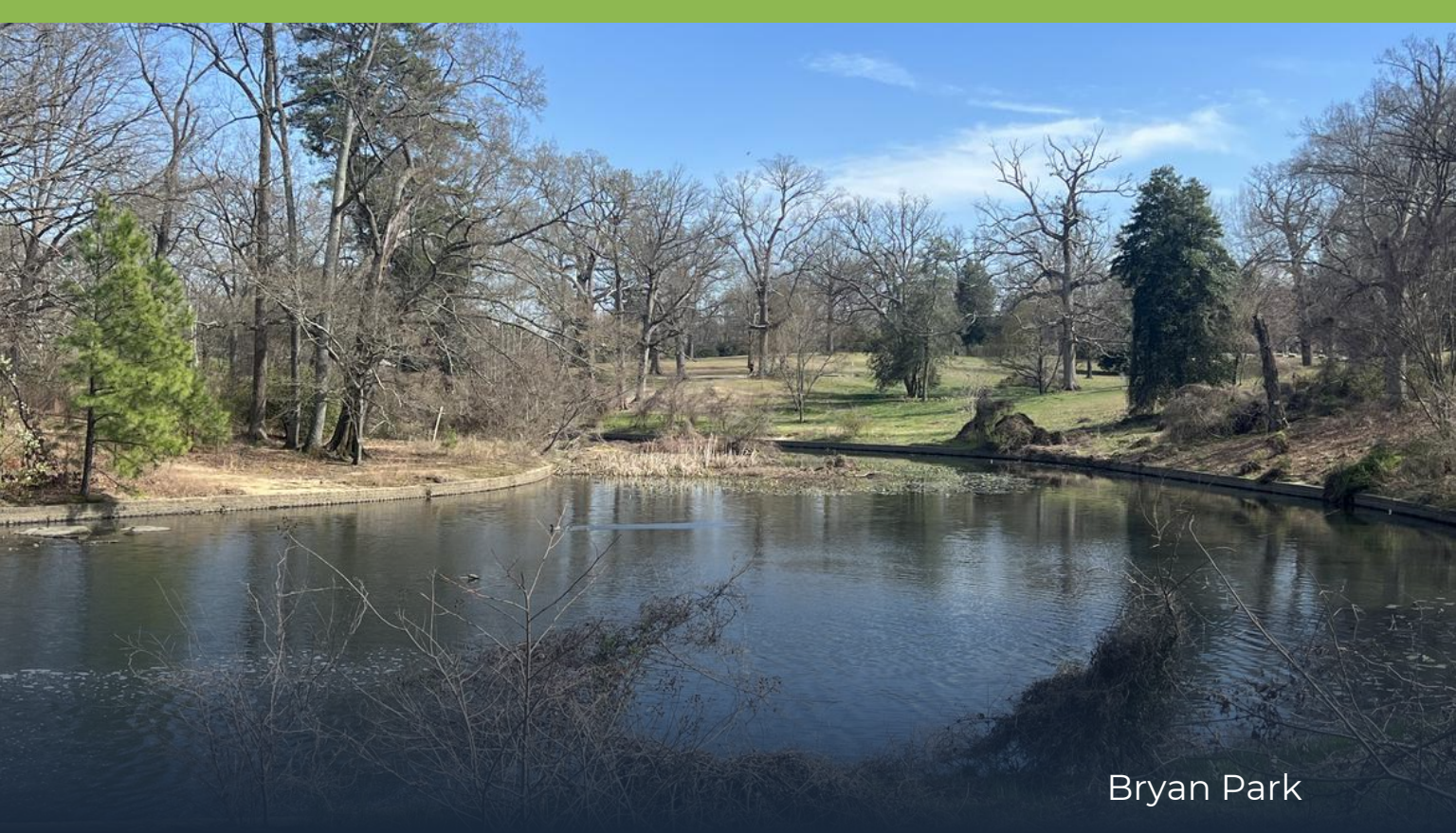
9074 Staples Mill Rd,
Henrico, VA

Revel Market & Bar

6223 Lakeside Ave,
Richmond, VA

Final Gravity Brewing

6118 Lakeside Ave,
Richmond, VA



Bryan Park

Parks & Recreation

Bryan Park

4308 Hermitage Rd,
Richmond, VA 23227

- Scenic lake and trails
- Historic azalea gardens
- Disc golf course
- Tennis and pickleball courts
- Quiet wooded green space

Bellmont Park

6022 Waller Mill Way,
Richmond, VA 23227

- Belmont Recreation Center
- First Tee golf course
- Clay tennis courts
- Open play fields
- Community gathering spaces



"Lewis Ginter Botanical Gardens"
by Teresa, CC BY-NC-SA 2.0

Lewis Ginter Botanical Gardens

1800 Lakeside Ave, Henrico, VA

Lewis Ginter Botanical Garden is one of Richmond's most beloved outdoor destinations, featuring more than a dozen themed gardens, peaceful walking paths, a children's garden, seasonal blooms, and a conservatory.

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 **Visit Richmond** to discover even more happening nearby. Learn more at www.visitrichmondva.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

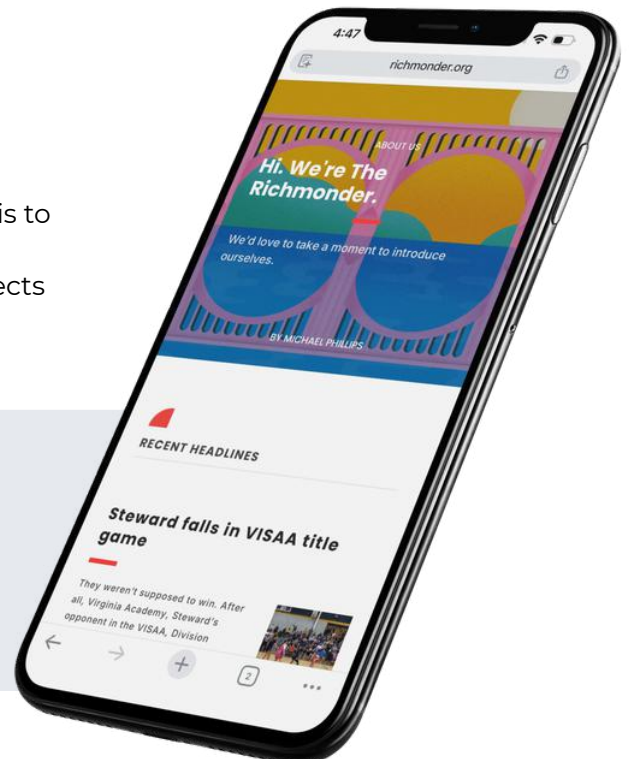


THE RICHMONDER

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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