

RESIDENTIAL BUYERS GUIDE

5000 King William Rd
Classic Westover Hills Charm
Rich in Character, Designed for Living



Meet the Listing Agent, *James Nay*

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

For this property, James Nay 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 River City Elite Properties.

For questions or to schedule a showing,
Contact James at (804) 704-1944



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, Juliet Ford, to get started with your pre-approval.



Juliet Ford

American Financial Network
NMLS #2432774
(703) 986-6762

Apply Online





3 Bedroom



2.5 Bathroom



1,942 sqft

Scan for updated
listing price & status



5000 King William Rd Richmond, VA 23225

Welcome to 5000 King William Rd, a stately brick Colonial in the heart of Westover Hills. This well maintained 3 bed, 2.5 bath home offers over 2,300 sq ft of living space filled w/ charm & functionality. From the moment you arrive, you'll notice the mature landscaping, freshly painted front porch, & inviting curb appeal. Inside, true hardwood floors on both the 1st & 2nd levels are complemented by crown/chair rail molding, plantation shutters, & freshly painted walls. The living room features a wood-burning fireplace w/ tile hearth & wood mantel, while the formal dining room offers classic architectural details perfect for entertaining. The sunroom/flex space showcases exposed wood accents, beadboard ceiling, tile flooring, & abundant natural light.

The renovated kitchen features granite countertops, true wood cabinetry, SS appliances, gas cooking, & generous prep space. Step outside to a private backyard retreat complete w/ a bluestone patio, oversized deck, mature landscaping, detached storage shed, & off-street parking for 2-3 vehicles. Upstairs, the spacious primary suite offers a private en suite bath, while two additional bedrooms provide ample closet space. The finished walkout basement adds incredible versatility w/ conditioned living space, built-in shelving, interior & exterior access, & additional flex space perfect for a gym, playroom, or media room. Just minutes from Forest Hill Park, Stella's Market, The Veil, Little Nickel, & Richmond's favorite local shops, this home blends timeless character with everyday convenience.



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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 5000 King William Rd

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.



James Nay
Realtor
River City Elite Properties
(804) 704-1944





Classic Finishes *with a Welcoming Feel*

Blending warm, traditional style, with thoughtful updates, the kitchen offers granite countertops, rich wood cabinetry, stainless steel appliances, gas cooking, and generous prep space. Natural light pours through the centered window above the sink, while the easy flow into the surrounding living and dining spaces keeps everyday routines and entertaining feeling effortless.

Just beyond the kitchen, the dining area creates a space for gathering with family and friends, making the entire main level feel connected, welcoming, and comfortable.

Real Estate Photography by: River City Media





Everyday Comfort *and* Timeless Character

Filled with natural light and thoughtful architectural details, the living room offers a warm and welcoming place to gather, relax, or simply slow down at the end of the day. Hardwood floors, crown molding, plantation shutters, and the wood-burning fireplace create a space that feels both refined and comfortable.

Throughout the main level, traditional millwork, detailed trim, and classic design elements add warmth and character, while the easy connection between the living, dining, and entry spaces gives the home a natural, comfortable flow.





Backyard Privacy & Room to Gather



Manicured Lawn
& Outdoor Storage



Elevated
Back Deck



Cozy
Sunroom Nook

Off-street gravel parking area and driveway access



Bluestone patio designed for outdoor entertaining



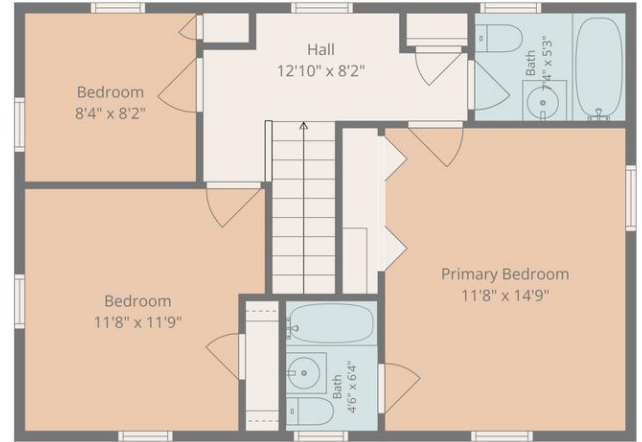


Floorplans



RIVER CITY MEDIA

TOTAL: 1781 sq. ft.
 Basement: 593 sq. ft., 1st floor: 595 sq. ft., 2nd floor: 593 sq. ft.
 EXCLUDED AREAS: SCREENED PORCH: 110 sq. ft., FIREPLACE: 7 sq. ft., WALLS: 164 sq. ft.



RIVER CITY MEDIA

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RIVER CITY MEDIA

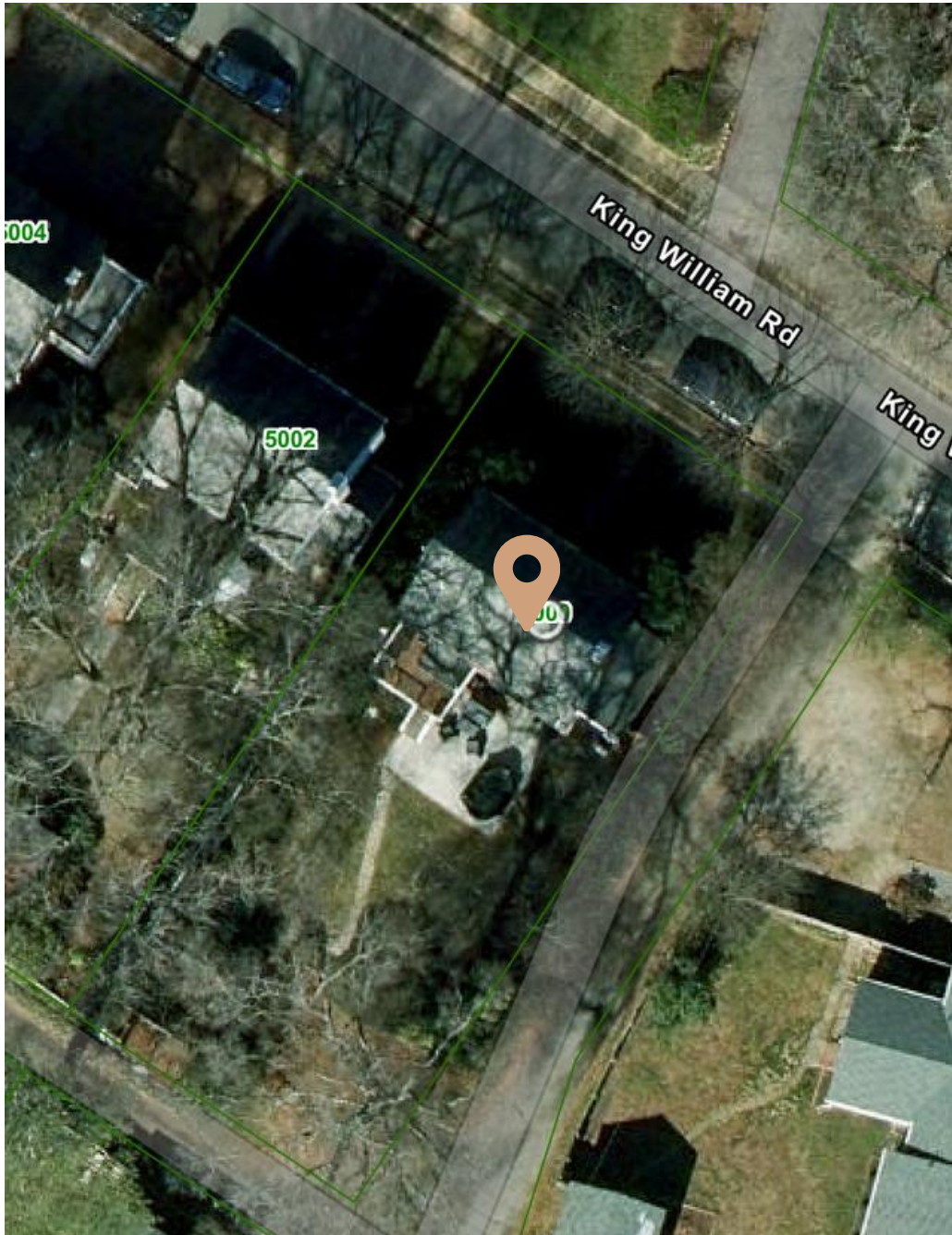
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[Download a Print-Friendly Layout](#)





Property Lines



Source: Richmond Parcel Map



Utility Providers

Electricity

Dominion Energy
866-366-4357

Water & Sewer

Richmond Department of Public Utilities
(804) 646-4646

Natural Gas

Richmond Department of Public Utilities
(804) 646-4646

Internet & Cable

Verizon Fios
(800) 836 4966

Trash & Recycling

Richmond Department of Public Utilities
(804) 646-4646



Systems & Upgrades



HVAC

HVAC: 3-zone system.

Heating: Gas Furnace & Radiant Heat.

Air Conditioning: Carrier unit (2023) for the basement and first floor, a minisplit for the sunroom/office, and a third unit for the second floor.



Water & Plumbing

Water Heater (2025)
Natural gas tank



Home Improvements

Appliances:

Dishwasher (2024)

Fridge (2025)

Washer / Dryer (2025)

Roof maintenance (2021 and 2023)

Patio (2024) - 20' x 20'
bluestone with brick exterior

Roman shade installation
for sunroom/office (2023)

Windows: Replacement
vinyl energy efficient windows.





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.

James Nay

REALTOR

River City Elite Properties

(804) 704-1944

james@jamesnay.com

About James Nay

James Nay was born and raised in Chesterfield County with a passion for real estate from a very young age. His father was a real estate agent which sparked a fire inside James to constantly watch the market, ask questions, and view properties.

After studying economics at Old Dominion University for four years James began investing in real estate. He owns many rentals, has flipped many homes, and has an in depth understanding of construction. Outside of real estate James is rooted in the richmond metro community.

Serves on the board of two non profits (The Healing Place-Vice President, and The Highland Support Group-Treasurer). With a passion to "Give-Back" and the drive to help clients obtain their Dream home by representing them with a refreshing hands on level of service James has built an amazing real estate career.





Experience *the* Difference

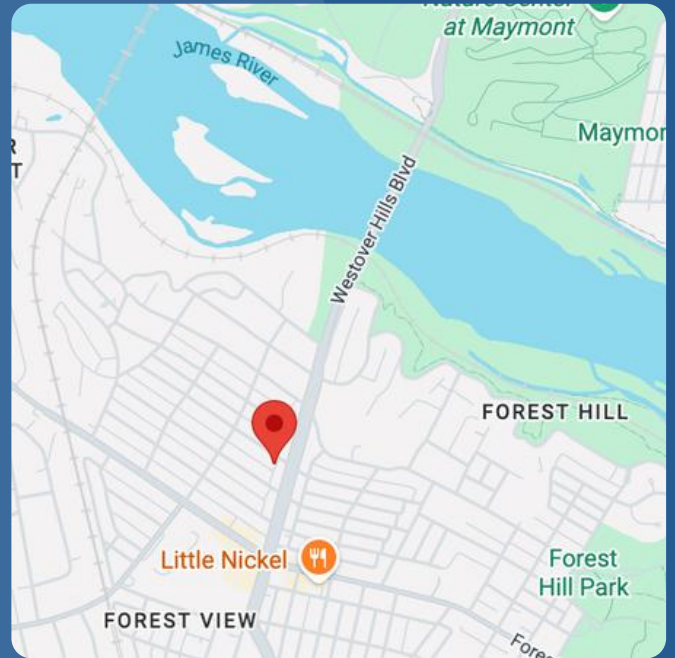
River City Elite's REALTORS® have worked in the real estate industry for over 25 years. We have the experience and expertise you need to purchase or sell your home. We are warm, caring and patient throughout the home-buying or home-selling process. Our attention to detail makes the transaction smooth and enjoyable. We keep in close contact with all of our sellers with updates and new information frequently. In working with buyers we take the time to listen to their needs and wants and then deliver. Our agents have won numerous awards for outstanding service, production and sales.



(804) 822-5324
1700 Huguenot Rd, Ste 2F
Midlothian, VA 23113
www.rivercityeliteproperties.com

Local Guide

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



Schools



**Westover Hills
Elementary School**



**Lucille Brown
Middle School**



**Huguenot
High School**



Commute Times

Powwhite Parkway (VA-76)

~5 minutes

Richmond International Airport

~26 minutes

Carytown

~8 minutes



Welcome to **Westover Hills**

“Westover Hills Neighborhood Association is a great, non-HOA neighborhood group that puts on annual events, sends a monthly newsletter and provides a volunteer stray and crime watch and promotes relationship with the city.”

We are walking distance to 3 different parks (Westover Hills Tot Lot is across the street, Forest Hill Park is 17 minute walk and Westover Hills Elementary School playground is a 6 minute walk.”

-Current Owner





Daily Essentials



Grocery & Pharmacy

Publix, Kroger, and Food Lion

~7 Minutes

Trader Joes

~12 Minutes

3000 Stony Point Rd, Richmond, VA

Wegmans

~22 Minutes

12501 Stone Village Way, Midlothian, VA

Costco

~20 Minutes

1401 Mall Dr #1089b, Bon Air, VA



Shopping

Target

~8 Minutes

7107 Forest Hill Ave, Richmond, VA

Lowe's

~8 Minutes

2501 Sheila Ln, Richmond, VA 23225

Stony Point Fashion Park

9200 Stony Point Pkwy, Richmond, VA



Personal Care

Burn Boot Camp

1200 Westover Hills Blvd Suite D,
Richmond VA

1213 Hair Studio

1213 W Main St, Richmond, VA



Auto Care

All Good Automotive

2101 Semmes Ave, Richmond, VA

Forest Hill Garage

6912 Forest Hill Ave, Richmond, VA



Child Care

Westover Hills Preschool

1705 Westover Hills Blvd, Richmond, VA

Forest Hill Child Care Center

4401 Forest Hill Ave, Richmond, VA



Pet Care

Boulevard Animal Hospital

1 E Belt Blvd, Richmond, VA

Dog Krazy Inc.

3310 W Cary St, Richmond, VA

Dog's Day Inn

213 Granite Spring 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

Chippenham Hospital

7101 Jahnke Rd, Richmond, VA

VCU Medical Center West

1200 E Broad St, Richmond, VA

Patient First Urgent Care

8110 Midlothian Turnpike, Richmond, VA

VA Hospital

1201 Broad Rock Blvd, Richmond, VA

Children's Hospital of Richmond

VCU Medical center Stony Point,
9000 Stony Point Pkwy, Richmond, VA



Government Services

Courthouse

400 N 9th St #203,
Richmond, VA 23219

Administration

900 East Broad Street
Richmond, VA

Department of Motor Vehicles

2300 West Broad Street,
Richmond, VA 23269

Police Department Animal Care & Control

200 West Grace Street
Richmond, VA

For Police Dept: (804) 646-6842
For Animal Services: (804) 646-5573

Waste & Recycling

Southside Transfer Station

3520 N Hopkins Rd,
Richmond, VA 23224

Hours

Mon–Fri: 6:30am – 4:30pm

Sat: 8:30am – 2:00pm

Sun & holidays: Closed

East Richmond Convenience Center

3800 East Richmond Road,
Richmond, VA 23223

Hours

Mon–Fri: 7:00am – 3:30pm

Sat: 8:30am – 2:00pm

Sun & holidays: Closed



Explore the Richmond City public website to learn more about the county and administration services.



www.rva.gov

Events & Entertainment

Discover some of Richmond's most popular festivals, concerts, and community events through these trusted local event guides.

Venture Richmond
venturerichmond.com

Visit Richmond
visitrichmondva.com

Restaurants

Little Nickle ✓
4702 Forest Hill Ave,
Richmond, VA

Lucky AF ✓
Opening Summer 2026
3103 W Leigh St,
Richmond, VA

Riverside Tavern ✓
Great for Happy Hour & Bar Food
5057 Forest Hill Ave,
Richmond, VA

Janet's Cafe & Bakery ✓
Sandwiches & Pastries
4701 Forest Hill Ave C6,
Richmond, VA

Stella's Grocery ✓
4930 Forest Hill Ave,
Richmond, VA

Laura Lee's ✓
3410 Semmes Ave,
Richmond, VA

Y Tu Mamá ✓
Great Mexican inside brewery
4910 Forest Hill Ave,
Richmond, VA

Maldini's Ristorante ✓
4811 Forest Hill Ave,
Richmond, VA

Blanchards Coffee ✓
4930 Forest Hill Ave C,
Richmond, VA

Outpost Richmond ✓
4813 Forest Hill Ave,
Richmond, VA

Bars & Breweries ✓
Vasen, Veil, O'Tooles

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.





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

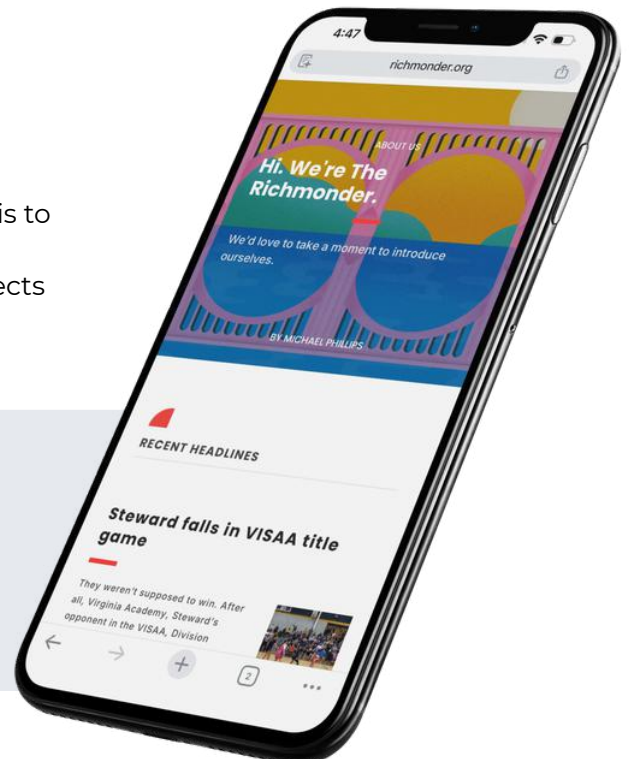


THE RICHMONDER

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.

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free newsletter!



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