

LUXURY HOME PROPERTY GUIDE

2405 Floyd Ave
Historic Charm meets Modern
Living in the Heart of the Fan



Meet the Listing Agent, *Brendan Easter*

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

For this property, Brendan Easter 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 Brendan at (804) 239-9665 or
brendan@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 Bedrooms



4 Bathrooms



3,643 sqft

Scan for updated
listing price & status



2405 Floyd Ave. Richmond, VA 23220

Located on one of Richmond's most beloved streets, 2405 Floyd Avenue offers a rare opportunity to enjoy historic Fan District living with the comfort and convenience of thoughtfully curated modern updates. Surrounded by tree-lined avenues, neighborhood parks, local restaurants, coffee shops, and vibrant city amenities, this home places the best of Richmond just outside your door.

Inside, timeless architectural details blend seamlessly with elevated finishes and flexible living spaces designed for today's lifestyle. From the beautifully restored interior to the private outdoor retreat and detached studio, every space has been thoughtfully considered to support both everyday living and effortless entertaining. Rich in character, full of warmth, and perfectly positioned in the heart of The Fan, this is a home that honors its history while embracing the way people live today.





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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 2405 Floyd Avenue!

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.

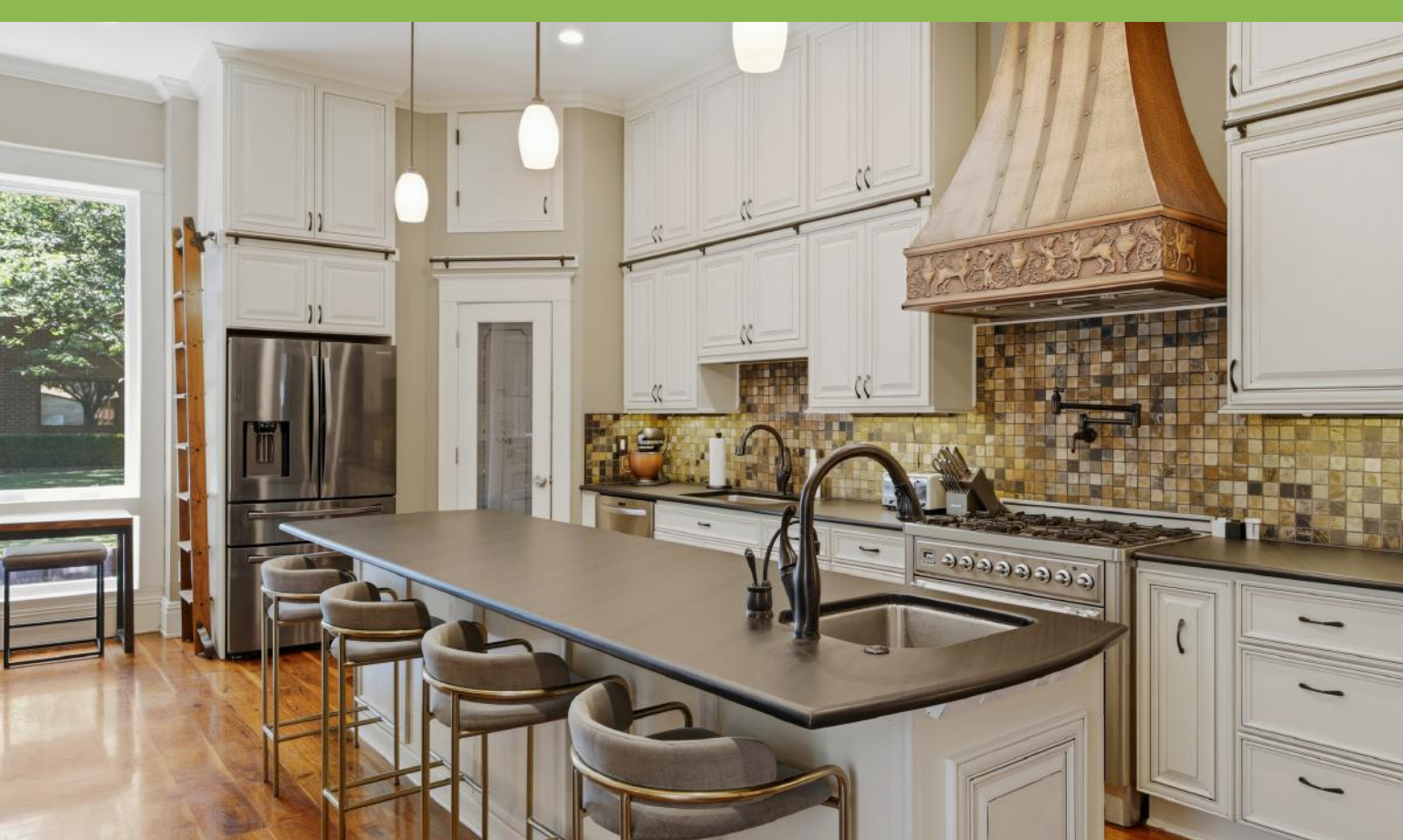
Wishing you confidence as you begin this next chapter.



Brendan Easter
Realtor
Proximity Realty
(804) 239-9665



Watch *the* Tour

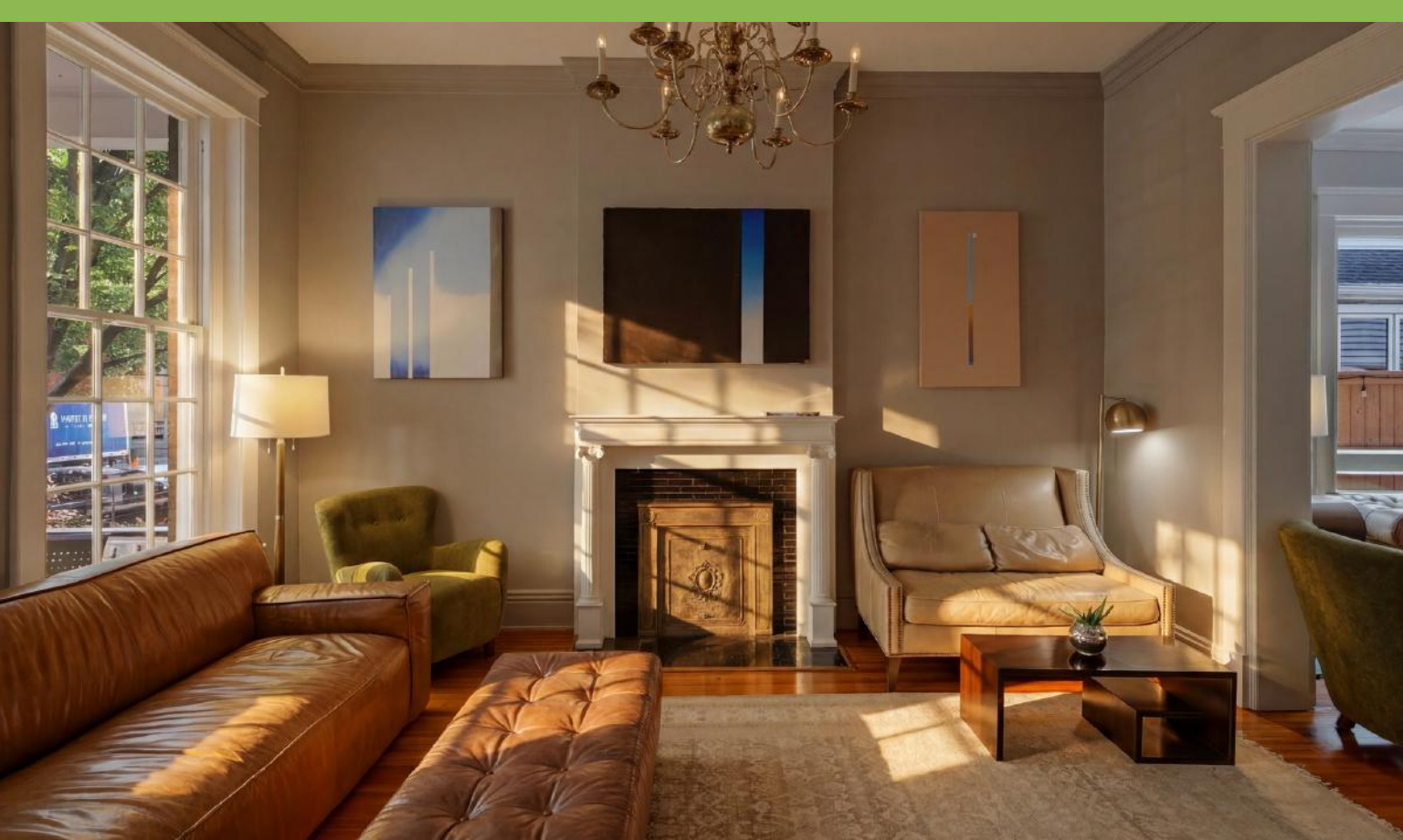


Where Craftsmanship Takes Center Stage

Thoughtfully designed for both everyday living and effortless entertaining, the kitchen pairs timeless finishes with exceptional functionality. A substantial soapstone island anchors the space, creating room for casual meals, conversation, and gathering while keeping the cook connected to the activity around them.

Custom cabinetry extends nearly to the soaring ceiling, offering abundant storage while drawing attention to the home's impressive scale. The striking decorative range hood, gas range, and richly textured backsplash add warmth and character, creating a space that feels as beautiful as it is practical. Just beyond, a well-appointed butler's pantry provides additional storage and serving space, making hosting feel seamless.

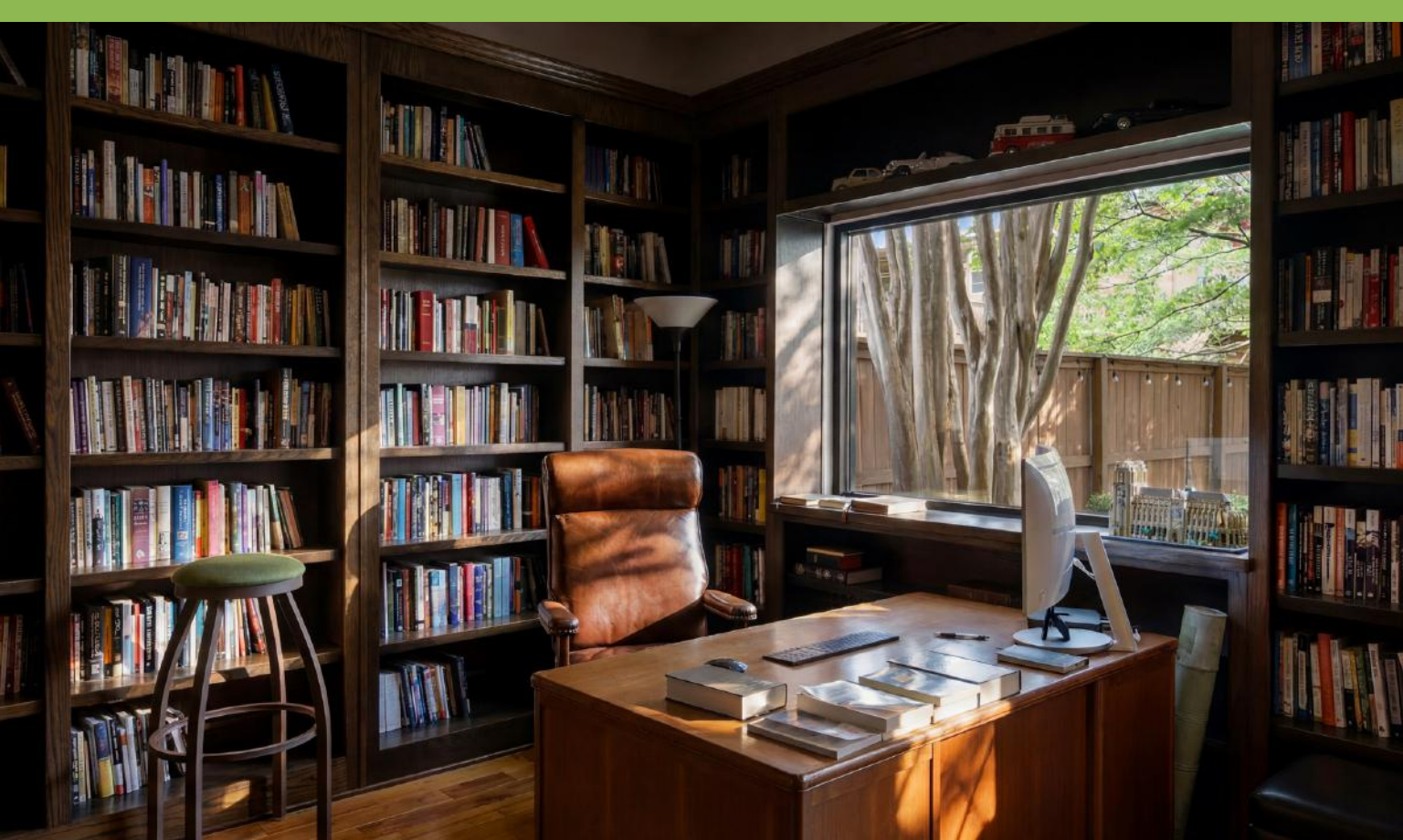




Filled with natural light, these living spaces showcase the timeless character of a classic Fan District row house. Original fireplaces, rich hardwood floors, and beautifully preserved architectural details create a warm and inviting atmosphere throughout.

Designed to adapt to the rhythm of daily life, the home's gathering spaces offer flexibility for everything from casual dinners and holiday celebrations to relaxing with family in the adjoining living areas and spacious finished basement. Each room feels distinct, yet thoughtfully connected to the next.



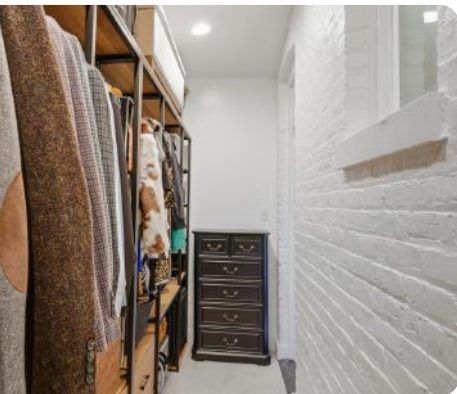


Work, Create, Focus

Lined with custom built-in bookshelves and overlooking the private courtyard, this detached office provides an inspiring setting for work, creativity, or quiet study.

Separate from the main residence and equipped with dedicated heating and cooling, it offers exceptional flexibility for remote work, personal projects, or simply a place to focus without distraction.

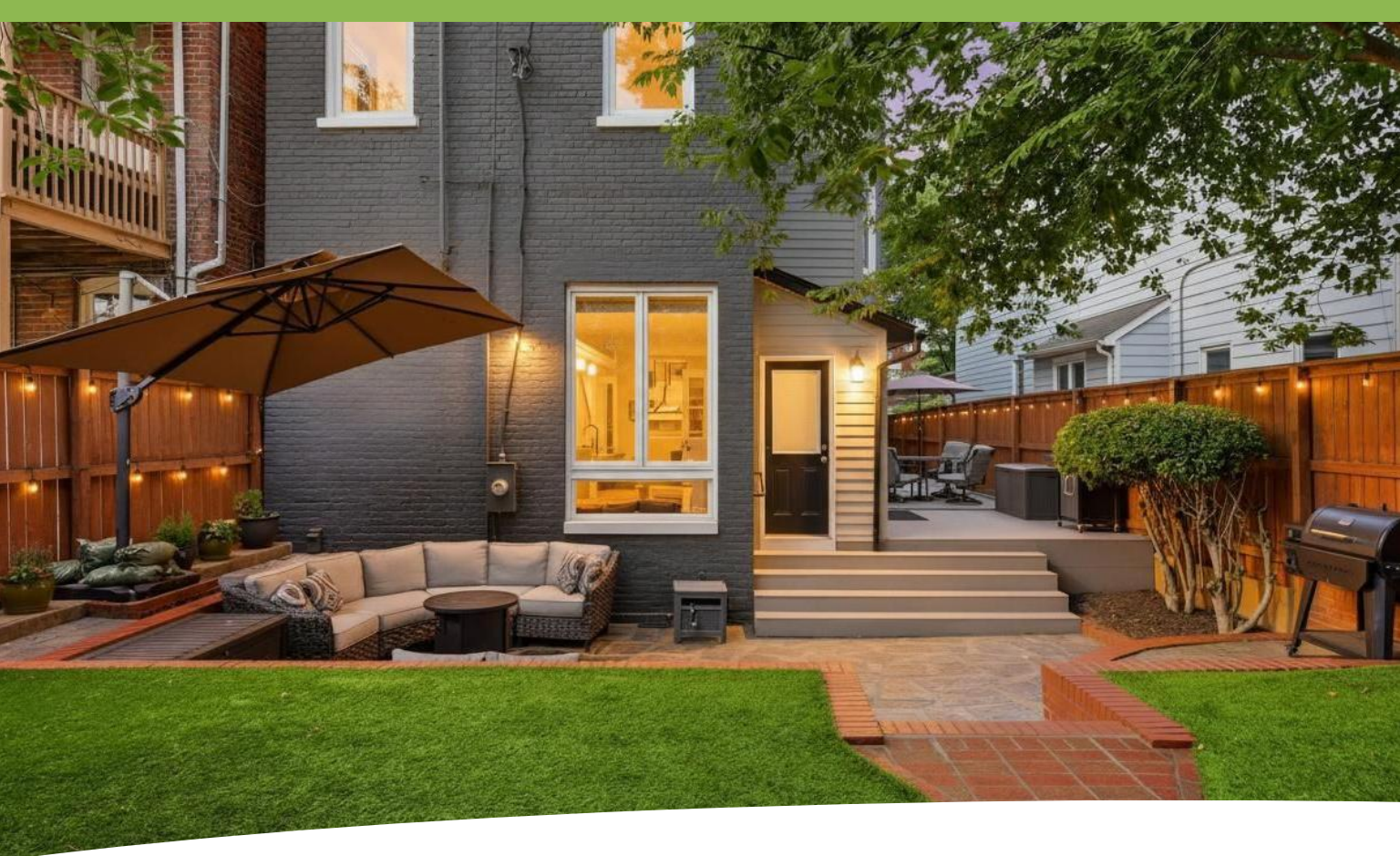




Elevated Comfort Everyday Ease

Generous in scale and designed for comfort, the primary suite offers a peaceful retreat within the home. Natural light, tall ceilings, and a fireplace create an inviting setting, complemented by a spacious walk-in closet designed to keep daily life organized.

Just beyond, the en-suite bath serves as a relaxing escape, featuring dual vanities, heated floors, a jetted soaking tub, and a glass-enclosed shower.



Your Urban Oasis

Thoughtfully designed for both entertaining and everyday enjoyment, the backyard offers a rare blend of privacy, comfort, and low-maintenance living. The sunken patio, spacious deck, and lush AstroTurf lawn create distinct outdoor spaces that feel connected yet purposeful.

Whether hosting friends around the fire pit, enjoying dinner under the café lights, or relaxing with a morning coffee, this outdoor retreat extends the living experience well beyond the walls of the home.



At Home *in the Fan*

Life in The Fan unfolds along tree-lined streets framed by historic homes, welcoming front porches, and a strong sense of community. Neighborhood parks, local restaurants, coffee shops, and independent retailers create a lifestyle where favorite destinations are often just a short stroll away.

From morning walks beneath a canopy of mature trees to evenings spent exploring Richmond's vibrant dining and cultural scene, this is one of the city's most beloved neighborhoods—and a place residents are proud to call home.



Floorplans



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.



[Download a Print-Friendly Layout](#)





Property Lines



Property lines are approximate.



Utility Providers

Electricity

Dominion Energy
866-366-4357

Water & Sewer

City of Richmond Department of Public Utilities
(804) 646-4646

Natural Gas

Richmond Gas Works
(804) 646-4646

Internet & Cable

Verizon
(800) 836 4966

Trash & Recycling

City of Richmond Department of Public Works
Trash Day: Thursday
(804) 646-4646

Recycling through CVWMA
Every other Thursday
(804) 340-0900



Systems & Upgrades



HVAC

Trane, Electric, Dual Units
Located on roof
2013



Water & Plumbing

Noritz, Natural Gas Tankless, 2012



Fireplace

Primary Bedroom:
Natural Gas (operational)

Dining Room:
Wood burning (operational)

Living Room (non-operational)
3rd Bedroom: (non-operational)



Home Improvements

Roof: Metal, age unknown

Upgrades:

Windows replaced 2016;
Electrical upgraded 2016;
Plumbing updated 2016;
City Street Sewer Clean Out 2020;
AstroTurf in Backyard 2020



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.

Brendan Easter

REALTOR

Proximity Realty | Brokered by eXp

(804) 239-9665

brendan@proximityrealty.com

About Brendan Easter

Brendan Easter is a full-service real estate agent with Proximity Realty who focuses on helping first-time homebuyers move from “maybe someday” to a clear, realistic path to owning a home. Based in the Richmond area, Brendan supports buyers through the full process, from early planning conversations to closing day, with an emphasis on education, communication, and steady guidance. He helps clients explore financial assistance options, including grants through Virginia Housing, connects them with lending partners, and offers first-time homebuyer consultations.

Brendan's goal is to make the process feel clear and manageable, especially for first-time buyers who are learning the steps as they go. From the first conversation, he takes a hands-on, concierge-style approach that combines advocacy with education. That means helping clients map out a realistic plan, understand their options, and make decisions with fewer surprises along the way. You can also expect consistent communication.

Brendan does not want clients wondering what's happening, what the next step is, or why a decision matters. He prioritizes clarity around timelines, paperwork, and expectations, and he makes time to walk through documents so buyers understand what they are signing before they commit. His long-term aim is to be a “family realtor” who stays useful beyond the closing table, whether that's answering ownership questions or helping clients plan the next move.

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



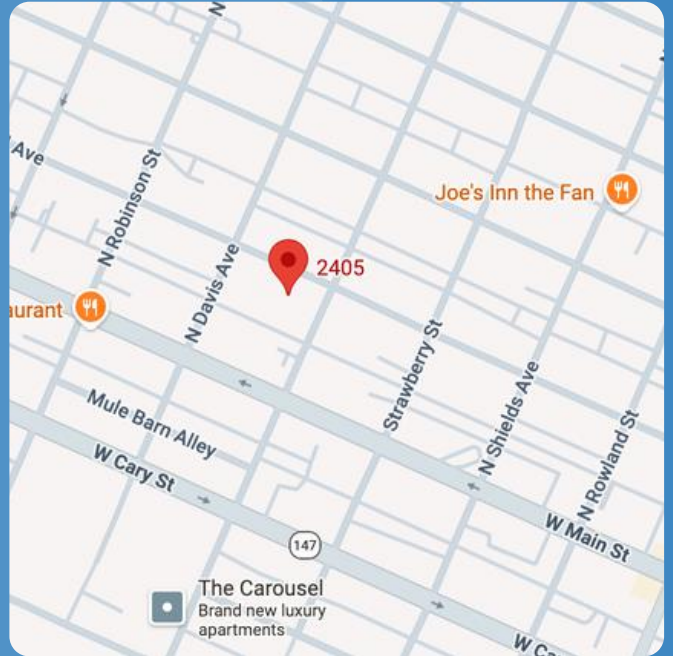
Welcome to
The Fan District

Photo By Kando Photo



Local Guide

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



Schools



**William Fox
Elementary School**



**Dogwood
Middle School**



**Thomas Jefferson
High School**



Commute Times

Beltline Expressway I-195

~3-5 minutes

Richmond International Airport

~20-25 minutes

Carytown

~1-2 minutes

♥ Daily Essentials



Grocery & Pharmacy

Whole Foods

2024 W Broad St, Richmond, VA

Kroger

901 N Lombardy St, Richmond, VA



Shopping

Carytown

Cary Street

www.carytownrva.com

Mix of Shops & Dining

Stony Point Fashion Park

9200 Stony Point Pkwy, Richmond, VA



Personal Care

Gold's Gym

8 S Harvie St, Richmond, VA

1213 Hair Studio

1213 W Main St, Richmond, VA



Auto Care

Mike Brooks Auto Repair

611 Wickham St, Richmond, VA

General Auto & Tire

2315 N Lombardy St, Richmond, VA



Child Care

Tabernacle Child Care

1925 Grove Ave, Richmond, VA

Tuckaway Child Development

3319 Ellwood Ave, Richmond, VA



Pet Care

Cary Street Veterinary Hospital

1 E Belt Blvd, Richmond, VA

Dogma Grooming

3501 W Cary St, Richmond, VA

Pet Magic RVA

1717 Bellevue 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

VCU Medical Center West

1200 E Broad St, 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

Bon Secours Urgent Care

10 N Nansemond St Suite E, Richmond, VA

Restaurants & Dining



Village Cafe

1001 W Grace St,
Richmond, VA

Shindigz

1912 W Cary St,
Richmond, VA

Thai Spoon Restaurant

903 W Grace St,
Richmond, VA

Lamplighter Coffee

116 S Addison St,
Richmond, VA

The Fancy Biscuit

1831 W Cary St,
Richmond, VA

Little Mexico

1328 W Cary St,
Richmond, VA

The Daily Kitchen

2934 W Cary St,
Richmond, VA

Nate's Bagels

21 S Allen Ave,
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



The Landing at Fountain Lake

Parks & Recreation

Byrd Park

600 S Arthur Ashe Blvd, Richmond, VA

- Nearly 300 acres of outdoor recreation
- Home to Fountain Lake, Swan Lake, and Shield's Lake
- Walking trails, tennis courts, and open green space

Scuffletown Park

418 Strawberry St, Richmond, VA

- Hidden neighborhood park tucked into the heart of The Fan
- Walking paths, benches, and mature landscaping
- Popular gathering spot for residents and dog owners

Monroe Park

620 W Main St, Richmond, VA 23220

- One of Richmond's oldest and most iconic urban parks
- Central fountain and expansive green spaces
- Frequent community events and outdoor programming



Farmers Markets



Carytown Farmers Market

3201 Maplewood Ave, Richmond, VA

- Seasonal Sunday market located at City Stadium
- Features local produce, baked goods, flowers, meats, and artisan vendors
- Convenient bike ride or short drive from The Fan
- Popular destination for weekend shopping and community gatherings

South of the James Market

Forest Hill Park, New Kent Ave & 42nd St, Richmond, VA

- One of Richmond's most popular producer-only markets
- Local farmers, food artisans, prepared foods, and handmade goods
- Open year-round on Sundays
- Located within beautiful Forest Hill Park, making it a destination outing

RVA Big Market

Bryan Park, 4308 Hermitage Rd, Richmond, VA

- Richmond's largest year-round outdoor market
- Dozens of local farmers, makers, food vendors, and florists
- Live music and food trucks create a festival atmosphere
- Excellent Saturday morning destination for fresh local products

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

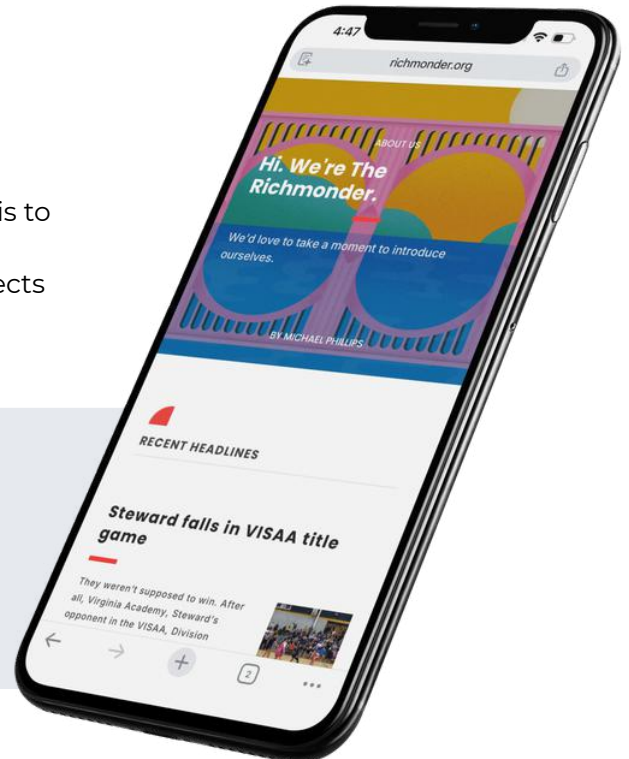


THE RICHMONDER

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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