

RESIDENTIAL PROPERTY GUIDE



1611 Otterdale Rd
Acerage and Flexibility
in the Heart of Midlothian



Meet the Listing Agent, *Paul Myers*

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

For this property, Paul Myers 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 Paul at (804) 350-9371.



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, Evan Rutherford, to get started with your pre-approval.



Evan Rutherford

Arbor Home Loans
NMLS #1513339
(804) 584-4282

Apply Online



ARBOR
HOME LOANS



2 Bedroom



1.5 Bathroom



1,296 sqft

Scan for updated
listing price & status



1611 Otterdale Rd Midlothian, Va 23114

Set on 2.83 acres in the heart of Midlothian, 1611 Otterdale Road is a rare lifestyle property offering acreage, flexibility, storage, and space to pursue the things you love. The single-level, low-maintenance brick ranch features two connected living areas, including one with a gas fireplace, plus an eat-in kitchen, rear patio access, covered two-car carport, and whole-home generator hookup.

Outside is where the property truly shines, with a detached two-car garage, additional garage/workshop, finished shed, and large metal carport with attached lean-to ideal for RV, camper, boat, equipment, or recreational vehicle storage.





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A deeper look at the home

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Welcome to 1611 Otterdale 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.



Paul Myers
Realtor
River City Elite Properties
REAL Broker





Comfortable Living *with Easy Everyday Flow*

Inside, this single-level brick ranch offers a warm, practical layout designed for everyday comfort. Two connected living areas provide room to gather, relax, or spread out, including one with a gas fireplace that creates an inviting place to unwind.

The eat-in kitchen features wood cabinetry, a pantry, stone tile backsplash, and natural light above the sink. Easy access to the adjoining laundry room, half bath, rear patio, and covered carport keeps daily routines simple while creating a comfortable flow through the heart of the home.

Photography by Michael Resendes





The detached two-car garage features epoxy floors, baseboard heat, pull-down attic storage, and additional finished spaces; including an unpermitted bedroom, bathroom, and kitchen area. Offering flexible room for vehicles, hobbies, storage, projects, or everyday overflow.





Covered Parking & Patio Space

The covered two-car carport makes everyday coming and going easy, but it also adds another flexible outdoor living area. As the seller shared, the **“carport is a great covered sitting area,”** offering a shaded place to relax, gather, or enjoy the peaceful acreage just outside the back door.





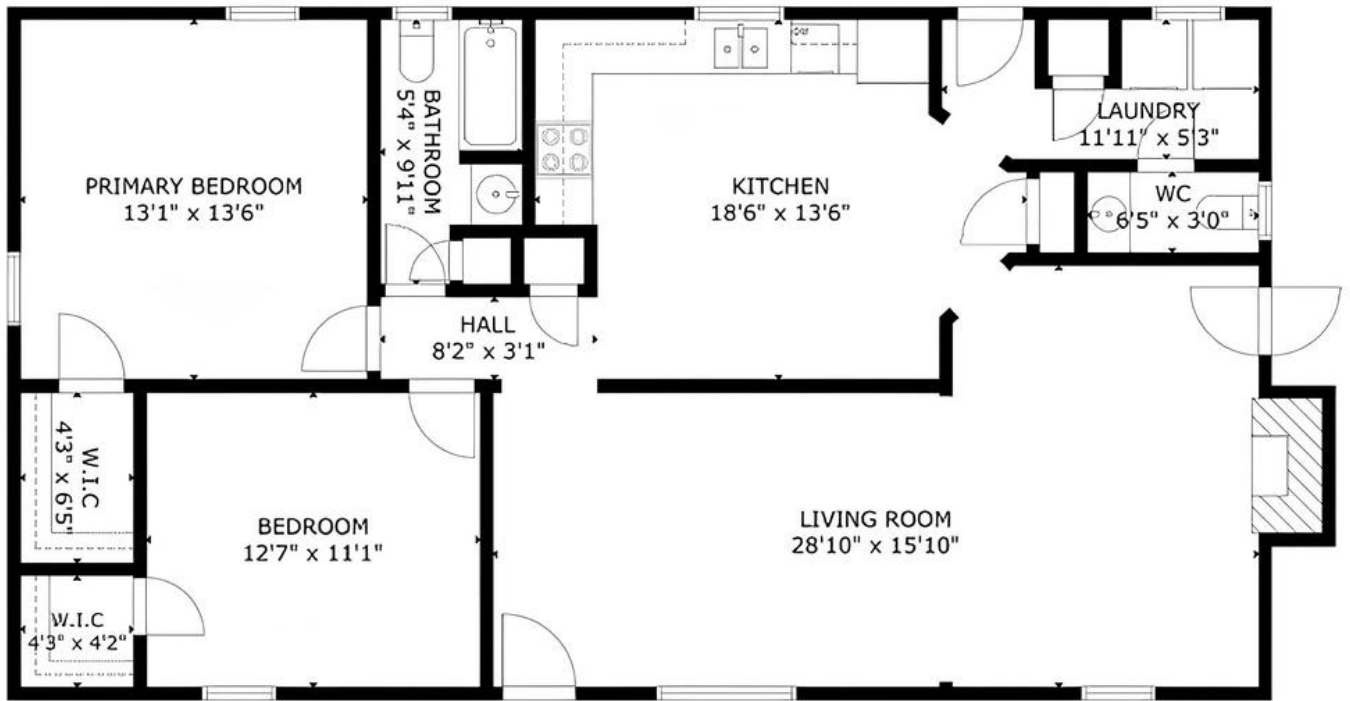
Acres, Storage, & Flexibility

Outside is where this property truly shines, with acres, storage, and space to pursue the things you love. Multiple outbuildings create flexible room for hobbies, equipment, RVs, campers, boats, and recreational vehicles.





Floorplans





Property Lines



Source: <https://experience.arcgis.com/>



Utility Providers

Electricity

Dominion Energy
866-366-4357

Internet & Cable

Verizon Fios
(800) 836 4966

We
ARE
the **R**

Chesterfield County

For more information about utility services available in Chesterfield County, visit wearether.com/chesterfield





Systems & Upgrades



Home Systems

Septic

7-25-2024 Last Service
Premier Septic Services
Location: backyard

Generator circuit available

Gas available, propane line to house



Home Improvements

Asphalt Roof
2006 Garage Added





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.

Paul Myers

REALTOR

River City Elite Properties

(804) 350-9371

paul@rivercityeliteproperties.com

About Paul Myers

A native of Powhatan, VA and a former individual and group counselor with a Master's in social work, Paul understands that buying and selling your home can be an emotional process and is a huge financial decision. His goal is to bring a "people-friendly" approach to real estate via the care and understanding he conveys from his background as a counselor, and he will give you the care you deserve through your real estate transitions.

Specializing in helping individuals and families buy and sell in Central Virginia, Paul's primary areas of business are Midlothian (Chesterfield) and Powhatan. However, he has satisfied customers well outside of this range, in localities such as Mechanicsville, Hopewell, Highland Springs, and Cumberland.

Paul currently lives in Powhatan, VA, but has lived in other areas of Central Virginia as well, such as Chesterfield and "the Fan." His wife and children are "the loves of his life." Paul plays several instruments, sings, and leads worship at his church, PCC. He also enjoys hunting, fishing, kayaking, and hiking in the mountains, as well as locally.





Experience *the* Difference

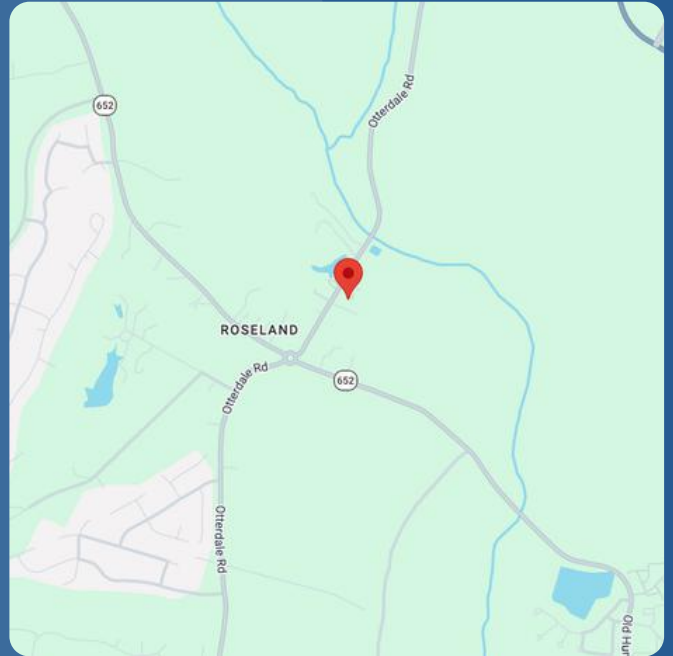
River City Elite's REALTORS® have worked in the real estate industry for over 25 years. We have the experience and expertise you need to purchase or sell your home. We are warm, caring and patient throughout the home-buying or home-selling process. Our attention to detail makes the transaction smooth 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



**Old Hundred
Elementary School**



**Midlothian
Middle School**



**Midlothian
High School**



Commute Times

Route 288

~5-7 minutes

Richmond International Airport

~35 minutes

Westchester Commons

For Shopping, Dining, & More
~6 minutes

♥ Daily Essentials



Grocery & Pharmacy

Wegmans

12501 Stone Village Way, Midlothian, VA

Kroger

14101 Midlothian Turnpike, Midlothian, VA



Shopping

Westchester Commons

15786 WC Main St, Midlothian, VA



Westchester Commons



Personal Care

Gold's Gym Westchester

345 Schofield Dr, Midlothian, VA

Ahead of Hair

1201 Sycamore Square Dr, Midlothian, VA



Auto Care

Budd's Automotive Service

820 Murray Olds Dr, Midlothian, VA

Murray Automotive

1721 Douthit Ct, Powhatan, VA



Child Care

The Learning Experience Midlothian

1901 Chartermark Dr, Midlothian, VA

Kiddie Academy of Midlothian

660 Watkins Centre Pkwy, Midlothian, VA



Pet Care

Midlothian Animal Clinic

14411 Sommerville Ct, Midlothian, VA

Blue Ribbon Pet Styling

14243 Midlothian Turnpike, Midlothian, VA

Playful Pack

13711 Village Mill Dr, Midlothian, 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. Francis

13710 St Francis Blvd, Midlothian, VA

Bon Secours Urgent Care

14163 Midlothian Turnpike, Midlothian, VA

VA Hospital

1201 Broad Rock Blvd, Richmond, VA

Jose S. Reyes, MD (Pediatrician)

15300 E W Rd, Midlothian, VA 23114

Midlothian Dental Center

14431 Sommerville Ct Unit A, Midlothian, VA

Virginia Eye Institute

611 Watkins Centre Pkwy Building 2, Midlothian, VA



Government Services

Courthouse

9500 Courthouse Road
Chesterfield, VA 23832

Administration

9901 Lori Road
Chesterfield, VA 23832

Department of Motor Vehicles

610 Johnston Willis Drive
North Chesterfield, VA 23236

Sheriff's Office and Animal Control Unit

9500 Courthouse Road
Chesterfield, VA 23832

For Sherriff's Office: (804) 748-1261
For Animal Services: (804) 748-1683

Waste & Recycling

Northern Area Convenience Center

3200 Warbro Road
Midlothian, VA 23112

Southern Area Convenience Center

6700 Landfill Drive
Chester, VA 23831

Hours

Open 7 Days: 7am - 6pm



Explore the Chesterfield County public website to learn more about the county, local events, and things to do around the area.



www.chesterfield.gov

Restaurants & Dining



Brick House Diner

Westchester Commons

100 Schofield Dr,
Midlothian, VA

CENTRO Latin Bistro

Westchester Commons

15408 Westchester Commons
Way, Midlothian, VA

Wong's Tacos

1106 Winterfield Crossing,
Midlothian, VA

Carytown Coffee on the James

14300 Midlothian
Turnpike Ste e,
Midlothian, VA 23113

Sedona Taphouse

Westchester Commons

15732 WC Main St,
Midlothian, VA 23113

McAlister's Deli

Westchester Commons

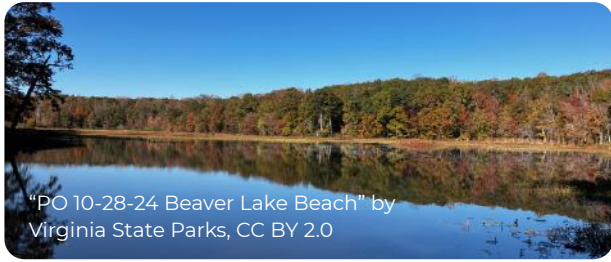
15600 Westchester Commons
Way, Midlothian, VA 23113

Roots Natural Kitchen

14207 Winterview Pkwy,
Midlothian, VA

Urban Farmhouse

13872 Coalfield Commons
PI Ste 102, Midlothian, VA



Pocahontas State Park

13301 N Woolridge Rd, Midlothian, VA

- Lodging and Camping
- 90+ Miles of Trails
- Facilities for Private Events
- Picnic Shelters
- Swimming Pools
- Boat Rentals
- 3 Lakes for Fishing
- 2000-seat Amphitheater



Robius Landing

3800 James River Road, Midlothian, VA

- Direct Access to James River
- Kayak / Canoe Launch
- 3.4 Miles of Trails
- Playgrounds
- Picnic Shelters
- Sand Volleyball Court



Midlothian Mines Park

13301 N Woolridge Rd, Midlothian, VA

- Paved Paths & Trails
- Historic Mining Ruins
- Loch Lothian Lake
- Picnic Areas
- Fishing
- 450-Seat Amphitheater

Rockwood Park

3401 Courthouse Rd, North Chesterfield, VA

- 7 Baseball Fields
- Tennis & Pickleball Courts
- Basketball Courts
- Archery Range
- Dog Park
- Playground
- Dedicated Walking & Biking Paths
- 5.5-mile Trail System

Nature center with native reptiles and amphibians, interpretive displays, gardens, and a small pond.

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.

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





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

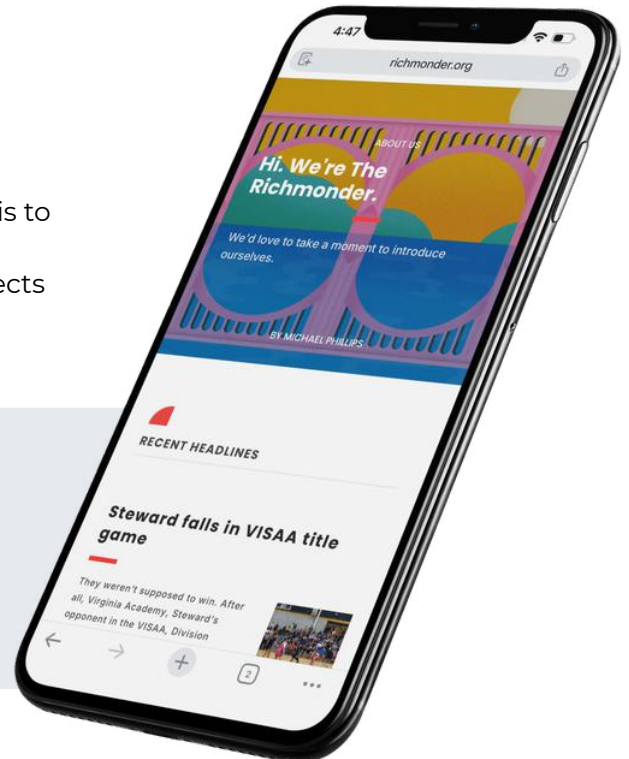


THE RICHMONDER

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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