



# Just Listed



3 Beds | 2 Baths | 1,697 Sq. Ft.  
609 Bent Branch Lane  
Virginia Beach





Welcome to this inviting 3-bed, 2-bath home, perfectly situated on over half an acre! A spacious 20x20 all-season room, flowing from the cozy living area, provides the perfect spot for relaxation and entertainment year-round. The deep driveway offers ample parking, complemented by an attached garage, plus an impressive 484-square-foot detached garage for additional storage or workshop needs. Enjoy the serenity of cul-de-sac living, while still being conveniently close to shopping, schools, military bases, beaches, and more. This home combines comfort, practicality, and an unbeatable location for effortless living.



### Jennifer Dawn

Realtor  
757-524-0417  
jennifer.dawn@rwtowne.com  
jennniferdawnrealestate.com



609 Bent Branch Lane

Scan for additional property details, photos, video tour, and to schedule a private showing.

MLS: 10552761

Berkshire Hathaway HomeServices RW Towne Realty  
600 22nd St. Ste. 101 Virginia Beach, VA 23451

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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

RW TOWNE  
REALTY

*Video*  
**TOUR**







*Photo*  
**TOUR**

**609 Bent Branch Lane, Virginia Beach, VA 23452, Virginia Beach VA**



**MLS#:** 10552761  
**Contingent:** N  
**Parcel ID:** 148-635-83710-000  
**Res Type:** Detached  
**Possession:** SETTLEMENT  
**Ownership:** Simple  
**Financing:** None  
**Appx Taxes:** \$2,787  
**Mo. HOA/POA Fees:** \$0  
**HOA/POA:** No

**Market Time:** 0  
**Area:** 45 - South Central 1 Virginia Beach  
**Subdivision:** 248 - WINDSOR OAKS WEST  
**Neighborhood:** WINDSOR OAKS WEST  
**Date Entered:**  
**Date Off-Mrkt:**  
**Date Closed:**  
**Mo. Condo Fees:** \$0  
**Model Name:**

**Public Remarks**

Welcome to this inviting ranch-style home, perfectly situated on over half an acre! This 3-bedroom, 2-bathroom property offers both charm and function, making it the ideal retreat. A spacious 20x20 all-season room, flowing from the formal living area, provides the perfect spot for relaxation and entertainment year-round. The deep driveway offers ample parking, complemented by an attached garage, plus an impressive 484-square-foot detached garage for additional storage or workshop needs. Enjoy the serenity of cul-de-sac living, while still being conveniently close to shopping, schools, military bases, beaches, and more. This home combines comfort, practicality, and an unbeatable location for effortless living. Don't miss your opportunity to make this gem yours!

**Listing Details**

<b>High:</b> Green Run	<b>Middle:</b> Plaza Middle	<b>Elementary:</b> Windsor Oaks Elementary
<b>Bedrooms:</b> 3	<b>Appx SqFt:</b> 1,697	<b>New Cnstr:</b> No
<b>Beds w Ensuite:</b> 1	<b>LP/SqFt:</b> \$220.98	<b>Zoning:</b> R75
<b>F/H Baths:</b> 3 / 0	<b>Pool:</b> No Pool	<b>Fireplace:</b> 0
<b># Rooms:</b> 7	<b>Fence Desc:</b> Back Fenced, Privacy, Wood Fence	<b>Water Htr:</b> Electric
<b># Stories:</b> 1.0	<b>Wtrfrnt Desc:</b> Not Waterfront	<b>Heating:</b> Electric, Heat Pump
<b>Appx Acres:</b> 0.53	<b>Appx Lot Frnt:</b>	<b>Cooling:</b> Central Air
<b>Appx Lot Dep:</b>	<b>Appx Lot Dim:</b>	<b>Water:</b> City/County
<b>Appx Yr Built:</b> 1971	<b>View:</b>	<b>Sewer:</b> City/County
<b>AICUZ Noise:</b> -65	<b>Unit Desc:</b>	<b>Efficiency:</b> Storm Doors
<b>AICUZ Crash:</b> None	<b>Roof:</b> Asphalt Shingle	<b>Garage Y/N:</b> Yes
<b>Style:</b> Ranch	<b>Foundation:</b> Slab	<b>Garage Tot. SqFt:</b> 300
<b>Exterior:</b> Brick, Vinyl	<b>Mstr Model:</b> No	<b>Condo Level:</b>
<b>Floors:</b> Carpet, Ceramic, Laminate/LVP		
<b>Parking:</b> Garage Att 1 Car, Garage Det 2 Car, Off Street, Driveway Spc		
<b>Interior Feat:</b> Pull Down Attic Stairs, Walk-In Closet, Window Treatments		
<b>Exterior Feat:</b> Storage Shed		
<b>Other Rooms:</b> 1st Floor BR, 1st Floor Primary BR, Attic, PBR with Bath, Pantry, Sun Room		
<b>1st Flr Bed/Bath:</b> Yes		
<b>Appliances:</b> Dishwasher, Disposal, Dryer, Dryer Hookup, Microwave, Range-electric, Refrigerator, Washer, Washer Hookup		
<b>Equipment:</b> Ceiling Fan, Gar Door Opener		
<b>Amenities:</b>		
<b>Accessibility:</b> Handheld Showerhead, Main Floor Laundry		
<b>Green Cert:</b>		
<b>Sustainability:</b>		
<b>Miscellaneous:</b>		
<b>Contingencies:</b>		
<b>Disclosures:</b> Disclosure Statement, Pet on Premises		
<b>Directions:</b>		
<b>Listed By:</b> BHHS RW Towne Realty		

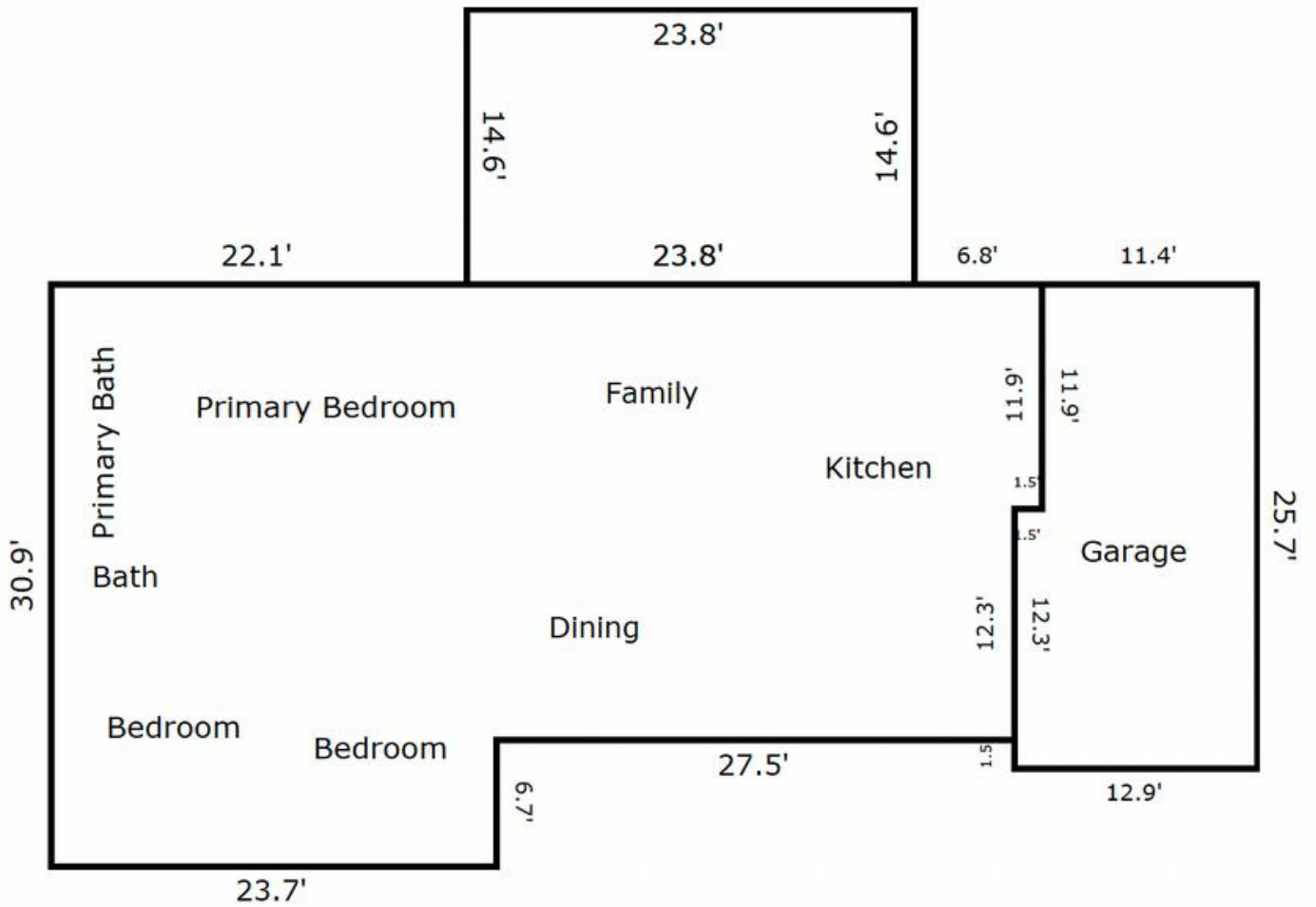
Jennifer Dawn, BHHS RW Towne Realty (757-422-2200, Direct: 757-524-0417)

09/29/2024 7:46:02 PM



**Search Criteria**

Status is 'Incomplete'  
 Agent Listing MUI is 25268714  
 Agent Listing 2 MUI is 25268714  
 Status is 'Incomplete'  
 Selected 1 of 1 result.



**IMPROVEMENTS**

USE CODE	DESCRIPTION	ID #	CONSTRUCTED YR.	SIZE
DWELL	Dwelling	D	1971	1,697 SF
ATTGAR	Attached Garage	G01	-	300 SF
DETGAR	Residential Detached Garage	01	1992	484 SF

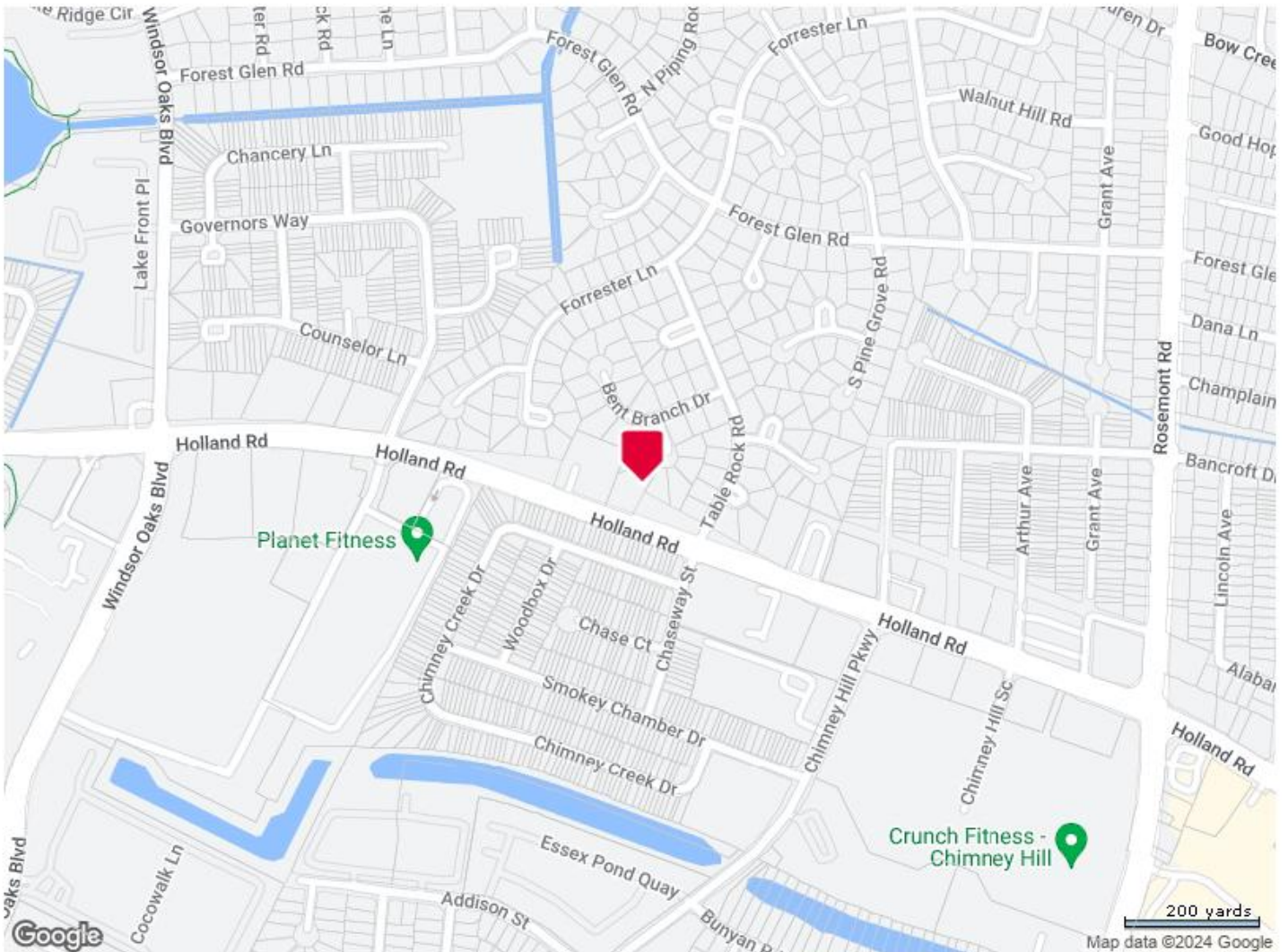
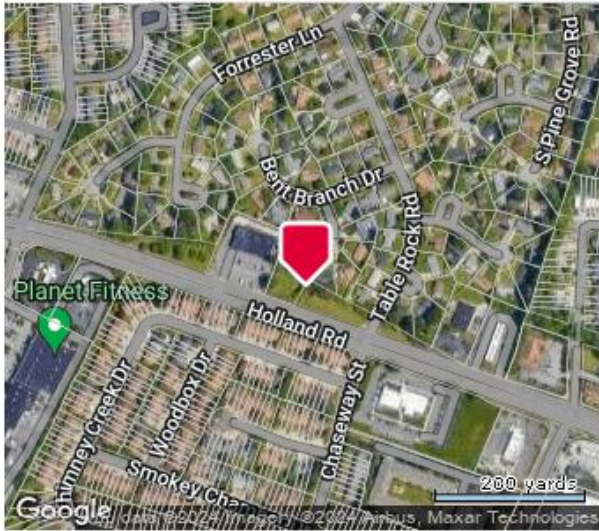
Data last updated: 07/18/2024

Not warrantable; Data from City of Virginia Beach Real Estate Assessor Home



# 609 Bent Branch Lane, Virginia Beach, Virginia 23452

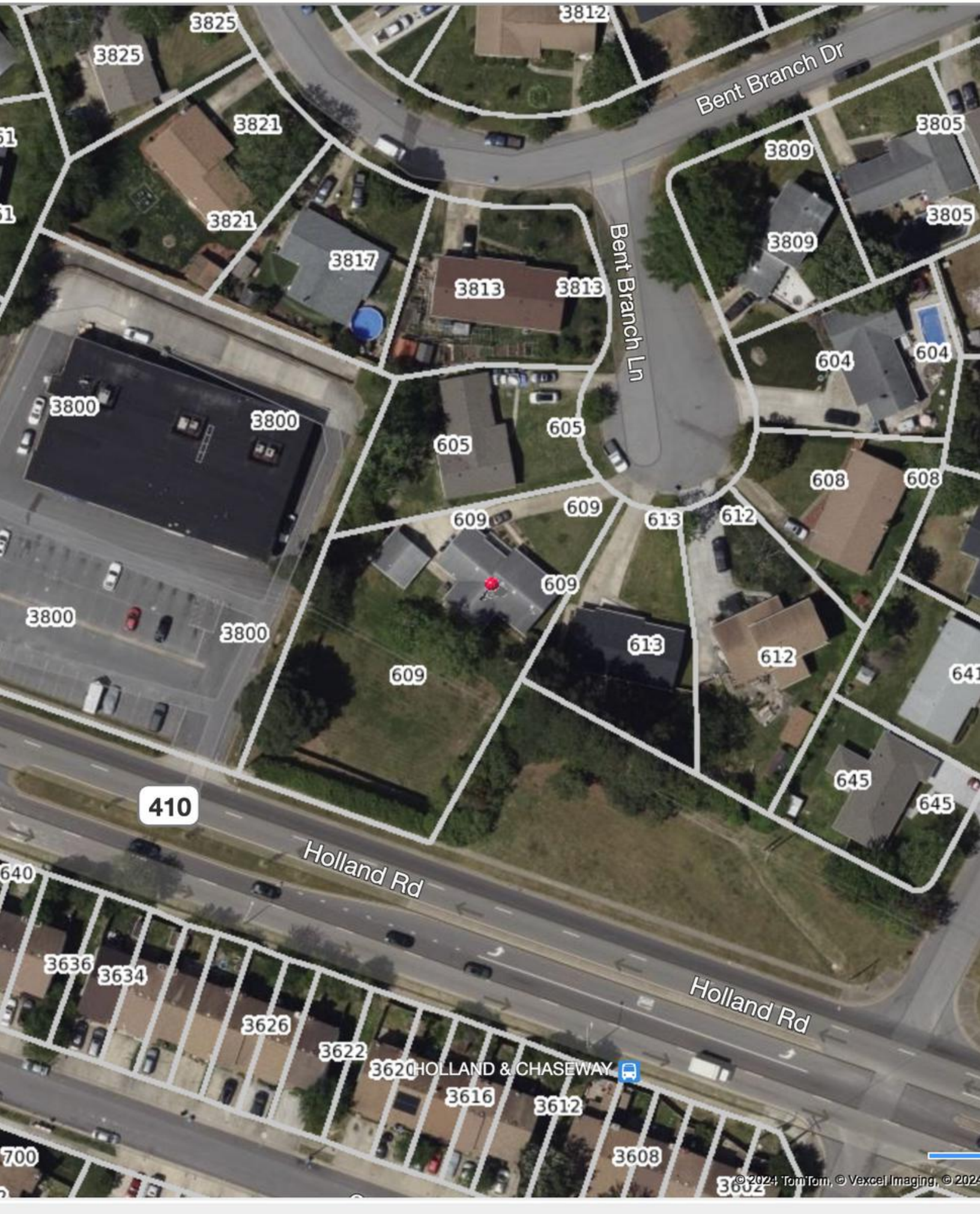
Parcel Map



## Search Criteria

Street Number Search is 609  
Address Street Name is like 'bent branch\*'  
Selected 1 of 1 result.

609 Bent Branch Lane





609 BENT BRANCH LANE, VIRGINIA BEACH, VIRGINIA 23452

## AREA REPORT



# VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



ATM



GAS



COFFEE



GYM



GROCERIES



0.1 MILES

0.2 MILES

0.2 MILES

0.3 MILES

0.3 MILES



MOVIE THEATER



PHARMACY



CLEANERS



MEDICAL

0.8 MILES

0.3 MILES

0.3 MILES

0.3 MILES

ListReports

**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.



609 BENT BRANCH LANE, VIRGINIA BEACH, VIRGINIA 23452

## OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	GOLF COURSE BOW CREEK GOLF COURSE	1 MILES
	PARK MOUNT TRASHMORE PARK	1.4 MILES
	LAKE LAKE CHRISTOPHER	4.2 MILES

27

GOLF COURSES

WITHIN 10 MILES

8

PARKS

2

LAKES

ListReports

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# SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **21** private schools and **1** charter school within **5** miles.

PK-5

WINDSOR OAKS  
ELEMENTARY SCHOOL  
ASSIGNED

6  
RATING

6-8

PLAZA MIDDLE SCHOOL  
ASSIGNED

8  
RATING

9-12

GREEN RUN HIGH  
SCHOOL  
ASSIGNED

7  
RATING



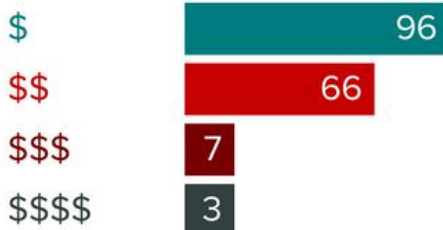
# NEIGHBORHOOD EATS

This home is located near **162** moderately priced restaurants and has an **above average** variety of cuisines.

186



WITHIN 5 MILES



## GOOD EATS BY CATEGORY

FAST FOOD	22
AMERICAN	21
ASIAN	20
PIZZA	16
ITALIAN	12
MEXICAN	11
STEAKHOUSES	11
CHINESE	10
SEAFOOD	10
OTHER	16

**SCHOOLS** RADIUS: 1 MILE(S)

**PUBLIC - ELEMENTARY**

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Windsor Oaks Elementary	0.55	Pre-K-5th	509	12	5/10
Community Rating (2)					
Windsor Oaks Elementary					

**PUBLIC - MIDDLE/HIGH**

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Green Run Collegiate	0.84	9th-12th	370	11	7/10
Green Run High	0.88	9th-12th	1,517	16	5/10
Community Rating (2)					
Green Run Collegiate	5				
Green Run High	5				

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.  
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.  
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

**LOCAL BUSINESSES** RADIUS: 1 MILE(S)

**ATTRACTIONS - RECREATION**

	Address	Phone #	Distance	Description
Brute Force Mma	707 Woodbox Dr	(757) 371-6778	0.1	Martial Arts School, Nec
Baila Fuzion Dance Co.	3877 Holland Rd Ste 418	(757) 328-3151	0.22	Dance Studio And School
Unfortunate Entertainment, LLC	3818 Chimney Creek Dr	(757) 631-8380	0.22	Entertainers And Entertainment Groups
Allegra's Gallery	4548 Plumstead Dr	(757) 463-2484	0.24	Art Gallery, Commercial
Desitech Enterprises LLC	3877 Holland Rd Ste 400	(757) 655-1662	0.24	Membership Sports And Recreation Clubs
Impact Athletes Martial Arts	3877 Holland Rd Ste 400	(757) 685-3646	0.24	Martial Arts School, Nec
Denied Stone LLC	3729 Snowdrift Cir # 303	(757) 716-8082	0.27	Entertainers And Entertainment Groups
Innate Entertainment, LLC	3740 Snowdrift Cir # 202	(757) 642-6713	0.33	Entertainment Service
Pembroke Hall Inc	809 Chmney HI Shopg Cnnte	(757) 552-0709	0.37	Bingo Hall
Reciprocate Records And Entertainment LJ	833 Dryden St	(757) 227-6351	0.5	Entertainers And Entertainment Groups

**BANKS - FINANCIAL**

	Address	Phone #	Distance	Description
Chartway Federal Credit Union	3841 Holland Rd	(757) 552-1000	0.14	Federal Credit Unions
Va Wholesale Mortgage, Inc.	249 Central Park Ave # 30	(757) 803-5017	0.84	Mortgage Bankers And Loan Correspondents
Check Into Cash, Inc.	4239 Holland Rd Ste 740	(757) 467-1056	0.95	Check Cashing Agencies
Wells Fargo Bank, National Association	4287 Holland Rd	(757) 467-6365	0.98	National Commercial Banks

**EATING - DRINKING**

	Address	Phone #	Distance	Description
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Miss Nancy Makes The Best Cakes, LLC	3620 Smokey Chamber Dr	(804) 404-9265	0.15	Retail Bakeries
Dairy Queen	3853 Holland Rd	(757) 321-2747	0.16	Ice Cream Stands Or Dairy Bars
Yum Yum Eat'em Up Cakes	3611 Smokey Chamber Dr	(757) 515-6904	0.18	Cakes
Kim Hinson	701 Chimney Hill Pkwy	(757) 340-6335	0.19	Fast-Food Restaurant, Chain
Up In Smoke Catering L.I.c.	708 Taft Ave	(757) 771-2384	0.21	Caterers
Maui Wowie LLC	3877 Holland Rd Ste 418	(757) 537-8822	0.22	Coffee Shop
Subway	3877 Holland Rd Ste 420	(757) 463-3877	0.22	Sandwiches And Submarines Shop
Hut East Coast LLC	3884 Holland Rd	(757) 340-1911	0.22	Pizzeria, Chain
Wing Street	3884 Holland Rd	(757) 431-9999	0.22	Pizzeria, Chain
Pattys Melting Pot	3818 Chimney Creek Dr	(757) 270-3322	0.22	French Restaurant

#### HEALTH CARE SERVICES

	Address	Phone #	Distance	Description
George W. Beebe, LLC	3800 Holland Rd Ste 103	(757) 270-9919	0.03	Offices And Clinics Of Medical Doctors
Velocity Urgent Care, LLC	3745 Holland Rd Ste 100	(757) 772-6118	0.12	Freestanding Emergency Medical Center
Craig H Ruetzel M D	3720 Holland Rd Ste 101	(757) 463-1234	0.17	Offices And Clinics Of Medical Doctors
Timothy J Hardy Md Pc	3720 Holland Rd Ste 101	(757) 463-1234	0.17	Gynecologist
Carson E Wiedeman Dds Pc	3720 Holland Rd Ste 102	(757) 498-1663	0.17	Dentists' Office
Goho Dental, Pllc	3720 Holland Rd Ste 102	(240) 501-6745	0.17	Offices And Clinics Of Dentists
Ocean Atlantic Dental	3720 Holland Rd Ste 102	(757) 498-1663	0.17	Dentists' Office
Norfolk Foot And Ankle Group	3720 Holland Rd Ste 100	(757) 498-0202	0.17	Offices And Clinics Of Podiatrists
David Throckmorton Dds	3720 Holland Rd	(757) 498-1663	0.17	Dentists' Office
Philip A Blythe Dds	3872 Holland Rd	(757) 463-0740	0.21	Dentists' Office

#### HOSPITALITY

	Address	Phone #	Distance	Description
Virginia Beach Dog Bones	708 Alder Cir	(757) 737-4298	0.74	Resort Hotel
Ebb	3604 Kings Point Rd	(757) 965-4676	0.83	Hotels And Motels

#### ORGANIZATIONS - ASSOCIATIONS

	Address	Phone #	Distance	Description
Redeeming Africa	3872 Chimney Creek Dr	(757) 277-4793	0.25	Miscellaneous Denomination Church
Gods Love In Action Phase 3	3558 Bunyan Rd	(757) 319-2847	0.34	Religious Organizations
The Encouragement House LLC	628 Presidential Blvd	(757) 676-2238	0.39	Religious Organizations
Churches In One Accord	820 Dryden St	(757) 499-2300	0.44	Community Church
Shekinah Glory LLC	3568 Faraday Ln	(757) 450-9827	0.5	Religious Organizations
Christ Tabernacle Of Faith Church	3574 Holland Rd Ste 101	(757) 463-2103	0.5	Miscellaneous Denomination Church
Hearts Full Of Grace	3604 Burns Ct	(757) 377-3817	0.5	Miscellaneous Denomination Church
The Church Of Gods Little Warriors	881 Hunley Dr	(757) 463-4955	0.55	Miscellaneous Denomination Church
The Church Of Jesus Christ Of Latter-Day Saints	3613 S Gladstone Arch	(757) 427-9432	0.55	Church Of Jesus Christ Of Latter-Day Saints (Mormon Church)
Full Gospel Church Of Deliverance	730 Roosevelt Ave	(757) 339-0403	0.57	Churches, Temples, And Synagogues

#### PERSONAL SERVICES

	Address	Phone #	Distance	Description
Wendy's Hair Salon LLC	3972 Holland Rd Ste 106	(757) 553-0296	0.41	Physical Fitness Facilities
Body By Tay Fitness	605 Lake Front Pl Apt 201	(757) 667-9419	0.47	Physical Fitness Facilities
Soldierfit	3501 Holland Rd	(717) 614-7513	0.72	Physical Fitness Facilities
Tsn Fitness	3501 Holland Rd	(757) 578-5815	0.72	Physical Fitness Facilities
Sarkozi Training LLC	809 Plainsman Cir	(757) 471-3712	0.78	Physical Fitness Facilities
Hbfitness LLC	908 Foxwood Ct	(757) 495-2041	0.96	Physical Fitness Facilities

## SHOPPING

	Address	Phone #	Distance	Description
The Sherwin-Williams Company	3800 Holland Rd Ste 105	(757) 498-1182	0.04	Paint
Juice Bar Juices Incorporated	3877 Holland Rd Ste 418	(757) 227-6822	0.22	Juices, Fruit Or Vegetable
Walton Paint Company LLC	768 Harbor Springs Trl	(757) 717-1842	0.32	Paint
Kroger Marketplace	3901 Holland Rd	(757) 995-0400	0.38	Supermarkets, Chain
7-Eleven, Inc.	3964 Holland Rd	(757) 463-6690	0.38	Convenience Stores, Chain
7-Eleven	3597 Holland Rd	(757) 340-0603	0.47	Convenience Stores, Chain
7-Eleven, Inc.	3564 Holland Rd	(757) 427-6509	0.55	Convenience Stores, Chain
Earth's Spirit Herbs, LLC	3733 Gladstone Dr	(571) 244-1186	0.64	Spices And Herbs
Aldi Inc.	764 Chantry Dr	(855) 955-2534	0.67	Grocery Stores, Chain
Toms Shopwise Meat Mkt & Deli	928 Woodmark Ct	(757) 631-9208	0.86	Meat Markets, Including Freezer Provisioners

## CITY SERVICES

### Voting Precinct

**Precinct:** Precinct 36 - 036  
**Location:** Red Church Steeple  
**Address:** 245 S. Rosemont Rd 23452  
**Telephone:**

### Voting Districts

**Local Election:** District 3  
**State Senate:** District 22  
**House of Delegates:** District 97

Voters may check registration status & voter information online at  
<https://vote.elections.virginia.gov/VoterInformation>

### Police Precinct

**Police Precinct:** 4

### Trash Pickup Services

**Trash Collection:** THURSDAY  
**Recycling Week:** Thursday, August 1, 2024

## SCHOOLS

### Elementary School

**WINDSOR OAKS ELEMENTARY SCHOOL**

**Address:** 3800 Van Buren Drive  
**Phone:** 757-648-4120

School Website

### Middle School

**PLAZA MIDDLE SCHOOL**

**Address:** 3080 S. Lynnhaven Road  
**Phone:** 757-648-4900

School Website

### High School

**GREEN RUN HIGH SCHOOL**

**Address:** 1700 Dahlia Drive  
**Phone:** 757-648-5350

School Website

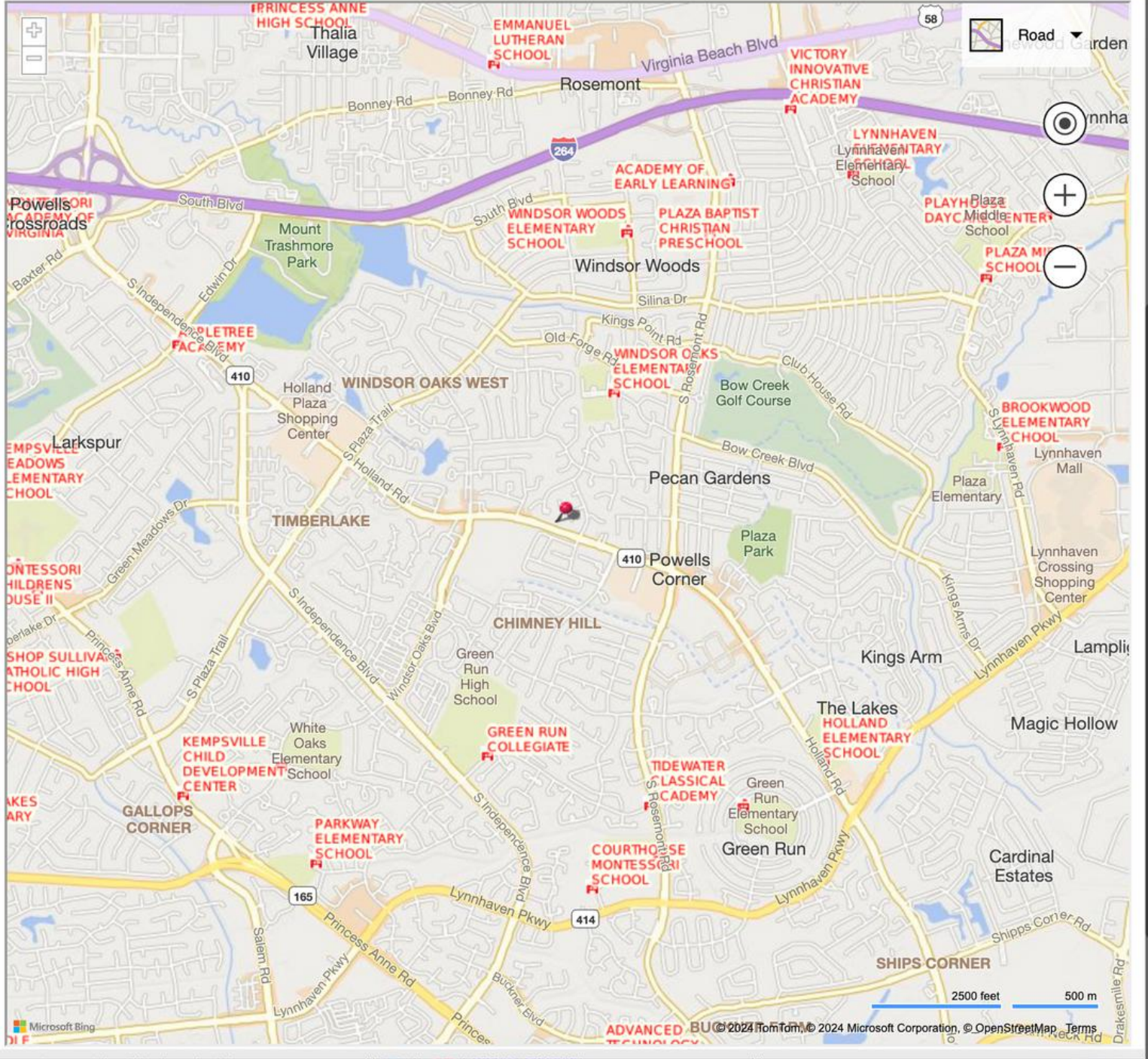
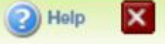
**DISCLAIMER:** Results on this site are not an official confirmation of school assignments. Official confirmation of school assignments will be made upon registration at the school.

If you are unable to find your assigned school or discover an error, please call the VB Schools Office of Demographics and Planning at 757-263-1055 (Monday through Friday 8:00 a.m. - 5:00 p.m.) or email us at [vbschzone@vbschools.com](mailto:vbschzone@vbschools.com).



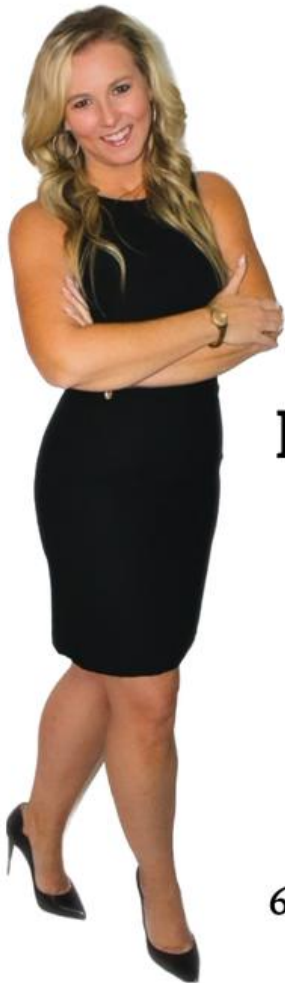
Nearby School Map

609 Bent Branch Lane



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REALTOR®

The success of my clients is my success, and I am dedicated to not only meeting, but exceeding expectations. I pride myself on providing exceptional service with a personal touch while educating & navigating the process with a common goal & vision! With my expertise, dedication, passion, and advocacy for the industry, I am fully equipped to guide clients through every step of their journey.



**EXPECT**  
*Exceptional*



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