

RESIDENTIAL BUYERS GUIDE

7501 Genuine Risk Lane
Cozy Living that Blends
Privacy, Comfort, and Connection



Meet the Listing Agent, *Justin Shelton*

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

For this property, Justin Shelton 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 Justin at (804) 392-1942



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 Bathroom



1,583 sqft

Scan for updated
listing price & status



7501 Genuine Risk Lane Midlothian, Va 23112

Welcome to this charming Cape Cod tucked away in a well-established Midlothian neighborhood. Sitting on almost half an acre, the property is filled with beautiful mature landscaping, peaceful outdoor spaces, and plenty of room to relax and enjoy the setting. Inside, you'll find 3 bedrooms and 2 full baths, bamboo flooring throughout, and an updated kitchen with white cabinets and granite countertops.

Major updates include a 2023 HVAC system and 2022 water heater for added peace of mind. The detached workshop with its own dedicated electrical panel is perfect for hobbies, projects, extra storage, or workspace.

Wrapped thermal windows help with efficiency, and the location offers quick access to shopping, parks, restaurants, and everyday conveniences while still feeling tucked away and private.

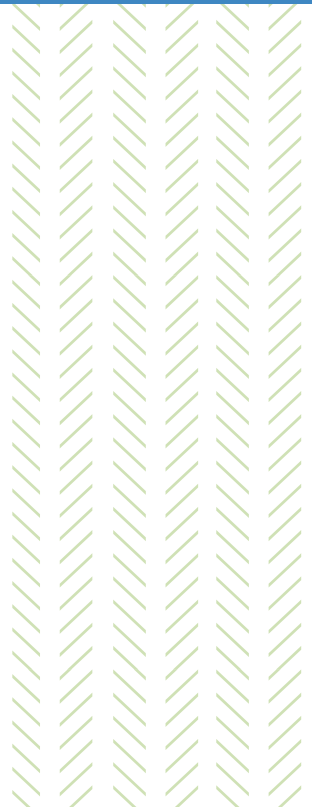




Table of Contents

Home Tour

- 5 Features
- 9 Floorplans
- 10 Property Lines
- 11 Utilities
- 12 Systems



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.

Local Guide

- 15 Commute Times
- 15 Public Schools
- 16 Daily Essentials
- 17 Medical Care
- 18 Government Services
- 19 Neighbor Notes
- 20 Area Highlights
- 25 Community Connection

Welcome to 7501 Genuine Risk Ln!

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.



Justin Shelton
Realtor
Proximity Realty
(804) 392-1942



Watch *the* Tour



An Updated Kitchen *that keeps everyone connected*

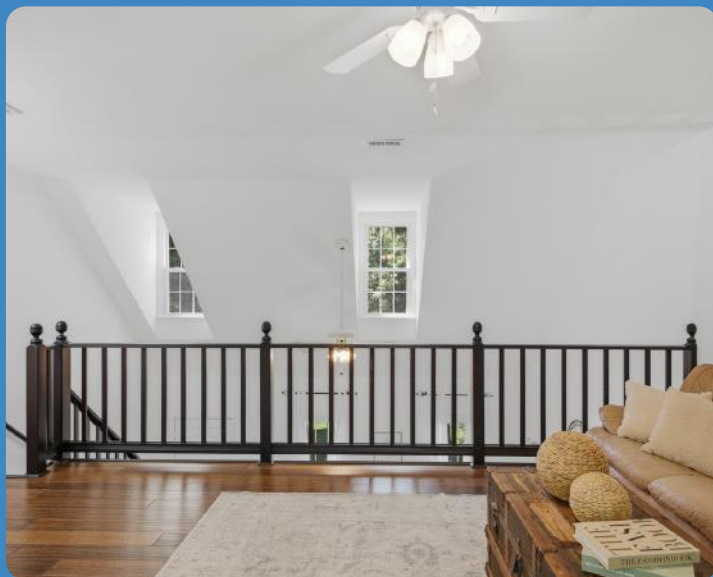
Blending classic finishes with everyday functionality, this kitchen was designed to keep life feeling connected.

Granite countertops, white cabinetry, stainless steel appliances, and generous prep space make cooking and gathering effortless, while the open layout flows seamlessly into the dining area and main living spaces.





Cozy Living Spaces *with* Room to Adapt



Perched above the main living space, the loft offers the kind of flexibility every home needs. Whether it becomes a cozy reading retreat, home office, workout area, playroom, or creative studio, this open space adapts easily to changing routines and lifestyles.

Overlooking the fireplace and filled with natural light, it feels connected to the heart of the home while still offering its own sense of privacy.



Outdoor Living *and* Space to Unwind



Elevated
Back Deck



Detached
Workshop



Fenced-In
Back Yard



A Peaceful Backyard Surrounded by Nature

Surrounded by mature trees and thoughtfully designed landscaping, the backyard offers a peaceful retreat with space to relax, entertain, and enjoy the outdoors.

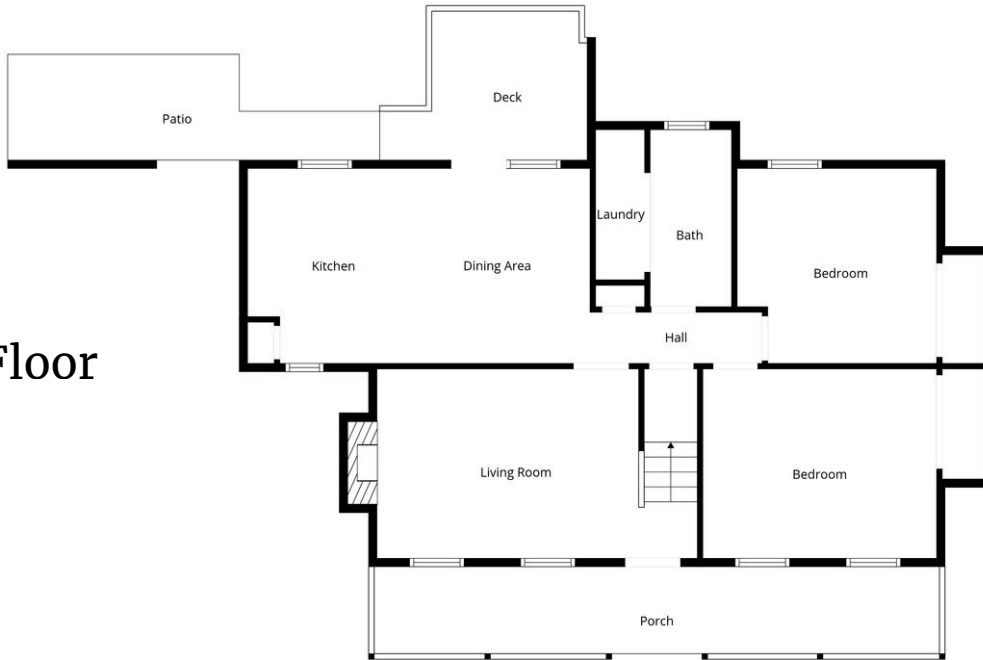
From quiet mornings beside the garden fountain to evenings gathered around the fire pit, every corner feels private, inviting, and connected to nature.



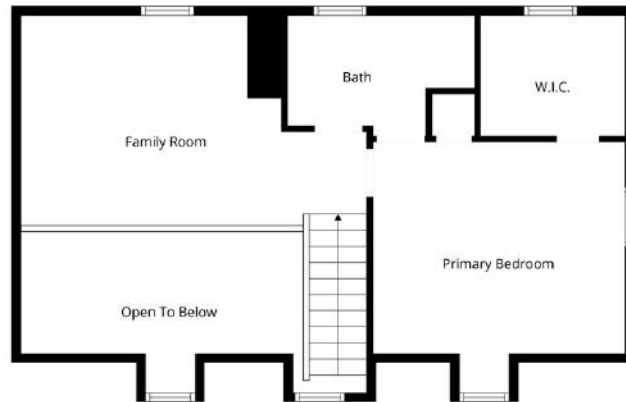


Floorplans

First Floor



Second Floor

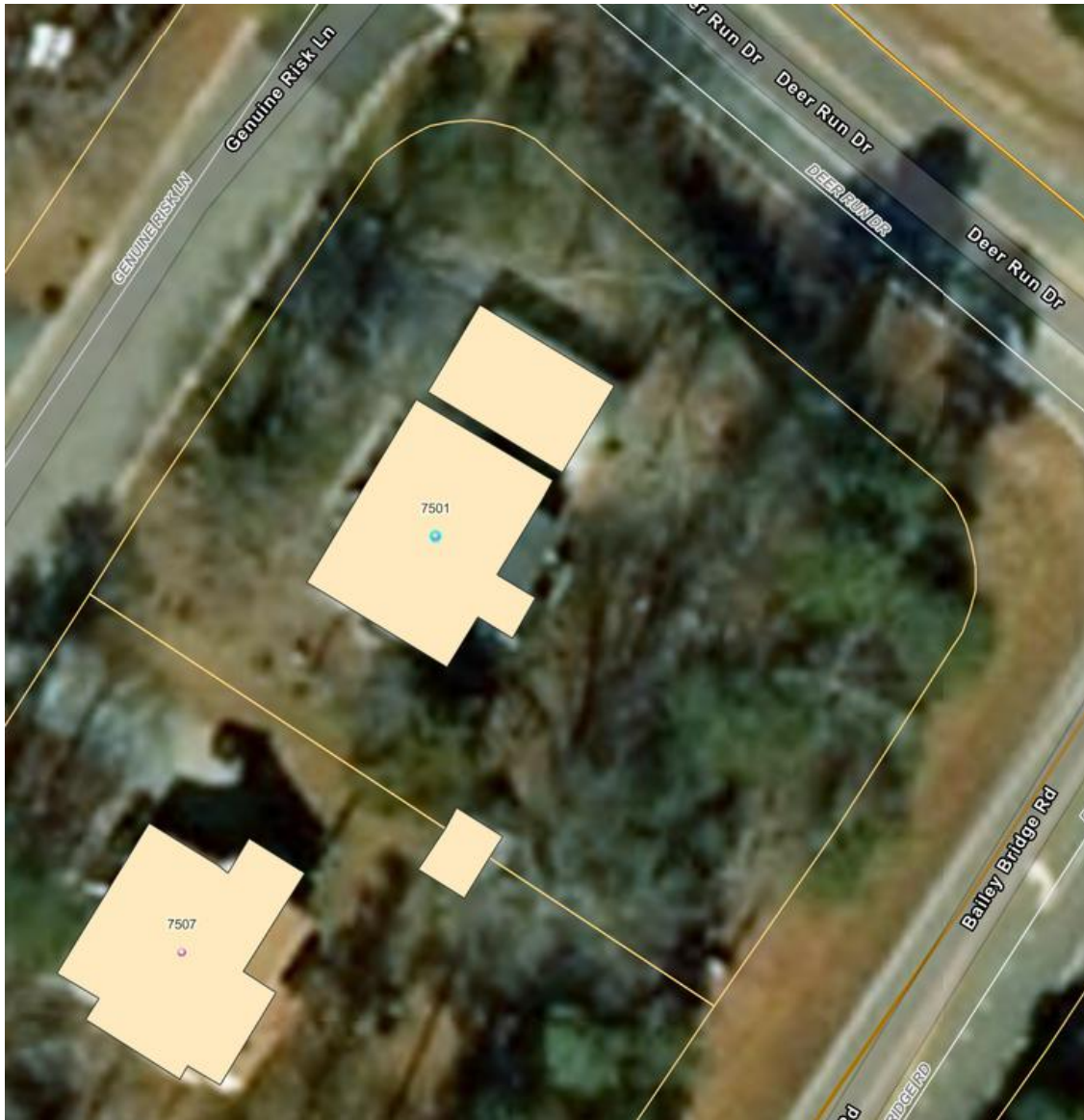


[Download a Print-Friendly Layout](#)





Property Lines



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



Utility Providers

Electricity

Dominion Energy
866-366-4357
~\$200/mo.

Water & Sewer

Chesterfield Public Utilities
(804) 748-1291
~\$100 every other month

Internet & Cable

Verizon Fios
(800) 836 4966
~\$60/month for internet

Trash & Recycling

County Waste / GFL
(804) 843-9288



Systems & Upgrades



HVAC

Central Air and Heat Pump System
2023



Water & Plumbing

Water Heater: 2022



Electrical

Dedicated electric panel
in workshop



Home Improvements

Upgraded Kitchen (2022)
w/ granite countertops

Gutters
Fenced in Backyard
Bamboo flooring
Wrapped thermal windows for efficiency



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.

Justin Shelton

REALTOR

Proximity Realty | Brokered by eXp

(804) 392-1942

justin@proximityrealty.com

About Justin Shelton

I am thrilled to be a part of the Proximity Realty Team, brokered by EXP. With my background managing Member Services at the Richmond Association of REALTORS, I've gained valuable insights into the real estate industry that will enhance my ability to assist clients in finding their dream homes and building wealth through real estate.

My mission is to empower others to achieve their dreams, whether that means finding the perfect home or building generational wealth through real estate investing. I believe that the right property can change lives, and I am dedicated to being a trusted partner in that journey.

Outside of work, I enjoy traveling the world with my wife and boys, serving in ministry, and indulging in the best food each city has to offer. Growth starts here!



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.

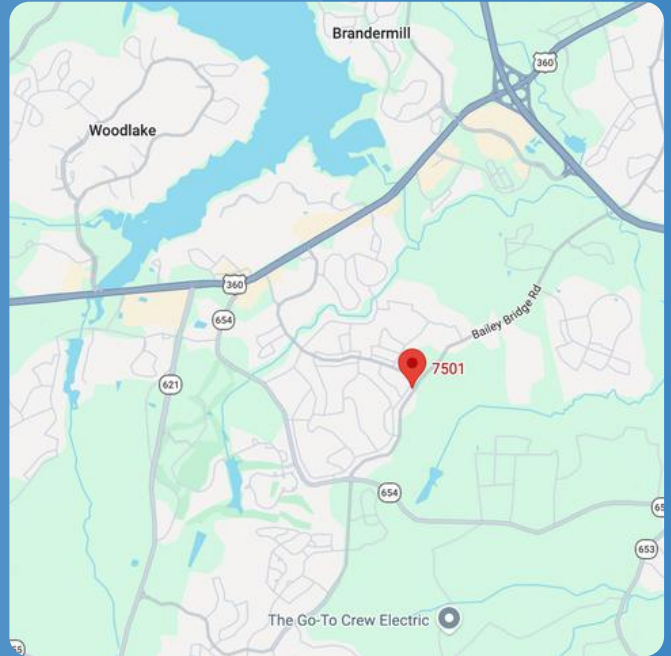


6802 Paragon Pl Ste 410
Richmond, VA, 23230
(804) 464-8191
www.proximityrealty.com



Local Guide

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



Schools



**Alberta Smith
Elementary School**



**Bailey Bridge
Middle School**



**Manchester
High School**



Commute Times

Route 288

~5-10 minutes

Richmond International Airport

~35-40 minutes

Downtown Richmond

~25-30 minutes



Daily Essentials



Grocery & Pharmacy

Kroger

14101 Midlothian Tpke, Midlothian

Wegmans

12501 Stone Village Way, Midlothian



Shopping

Lowes and Hancock Shopping Center



~5 minutes away.

14500 Hancock Village St, Chesterfield, VA

Chesterfield Towne Center

11500 Midlothian Turnpike, Richmond

Westchester Commons

15786 WC Main St, Midlothian, VA 23113



Personal Care

Golds Gym

13606 Hull St, Midlothian, VA

Salon del Sol

4717 Brad McNeer Pkwy, Midlothian, VA



Auto Care

Ferbers Tire & Auto

13937 Hull Street Rd, Midlothian, VA

S&S Automotive

8057 Elm Dr, Mechanicsville, VA



Child Care

Midlothian Kids Academy

6761 Temie Lee Pkwy, Midlothian, VA

Childtime on Harbourside

6300 Harbourside Dr, Midlothian, VA



Pet Care

Brandt Veterinary Services

13861 Hull Street Rd, Midlothian, VA

Dogtopia of Midlothian

13615 Hull Street Rd, Midlothian, VA

Bark & Sparkle

12046 Southshore Pointe 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 Medical Center

13710 St Francis Blvd, Midlothian, VA 23114

Westchester Medical Park

601 & 611 Watkins Centre Pkwy, Midlothian, VA 23114

Bon Secours Urgent Care

14163 Midlothian Tpke, Midlothian, VA 23113

VA Hospital

1201 Broad Rock Blvd, Richmond, VA 23249

RVA Pediatrics

14400 Sommerville Ct, Midlothian, VA 23113



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



Neighbor Notes

“We loved having the option to enjoy the outdoors both ways — relaxing privately on the back deck while taking in the peaceful scenery, or spending time on the front porch enjoying friendly waves and conversations with neighbors passing by.”

-Current Owners



Restaurants

Latitude Seafood Co

14440 Hull St,
Chesterfield, VA 23832

Casa Tezcal

14640 Hancock Village
St, Chesterfield, VA

Fest Biergarten

7044 Woodlake
Commons Loop,
Midlothian, VA 23112

Capital Thai

14818 Hull Street Rd,
Chesterfield, VA

Great American Ranch

13995 Raised Antler Cir,
Midlothian, VA 23112

The Urban Farmhouse Market & Cafe

13872 Coalfield Commons Pl
Suite 102, Midlothian, VA 23114

7 Brew Drive-Thru Coffee

10200 Hull St,
Midlothian, VA 23112

Maple Street Biscuit Company

14412 Hull St,
Chesterfield, VA

Welcome to Chesterfield County

One of Central Virginia's fastest-growing and most diverse communities, known for its balance of suburban convenience, outdoor recreation, and strong local character.

From scenic parks and reservoirs to thriving shopping districts, local restaurants, and highly connected neighborhoods, Chesterfield offers residents a wide range of lifestyles while still providing quick access to Richmond and the surrounding region.

Photo of Alberta Smith Elementary School by Kando Photo.
Less than 1-mile from home.





"PO 10-28-24 Beaver Lake Beach"
by Virginia State Parks, CC BY 2.0


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.

Farmers Markets



Farmers Markets

Chesterfield County Farmers Market

6701 Mimms Loop, Chesterfield, VA
chesterfield.gov/farmersmarket

Huguenot-Robious Farmers Market

Market Square Lane, Midlothian, VA 23112
meadowsfarms.com

Latino Farmers Market

13900 Hull Street Rd, Midlothian, VA
latinofarmersmarketva.com

Brandermill Green Market

Market Square Lane, Midlothian, VA 23112
Market Square in Brandermill

U-Pick Farms

Swift Creek Berry Farm & Greenhouse

17210 Genito Road, Moseley, VA
swiftcreekberryfarm.com

Chesterfield Berry Farm

26002 Pear Orchard Rd, Moseley, VA
chesterfieldberryfarm.com

Local Farms



Woodland Farm

2311 Hubert Ln, Chester, VA

Family owned farm dedicated to raising all-natural, non-GMO, woodland-raised chicken, pork, eggs, sheep dairy products, and more, all this while healing the land. Made and raised with love.

Learn more at woodlandfarmva.com

Broadfork Farm

9501 Deer Range Rd, Moseley VA

Small family farm in Chesterfield County focused on growing Certified Naturally Grown vegetables, herbs, and naturally leavened bread using ecological farming methods and no synthetic chemicals. The farm emphasizes healthy soil, sustainable growing practices, and direct community connection through its farm share program, self-serve farm stand, farmers markets, and online ordering for the Richmond area.

Learn more at broadforkfarm.net

River Road Cattle Company

15801 River Rd, Chesterfield, VA

River Road Cattle Company is a family-run cattle farm focused on raising pasture-raised beef with an emphasis on quality, transparency, and responsible farming practices. Their operation highlights locally sourced meats, direct-to-consumer purchasing, and a commitment to connecting customers with where their food comes from and how it's raised.

Learn more at riverroadcattlecompany.com

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 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

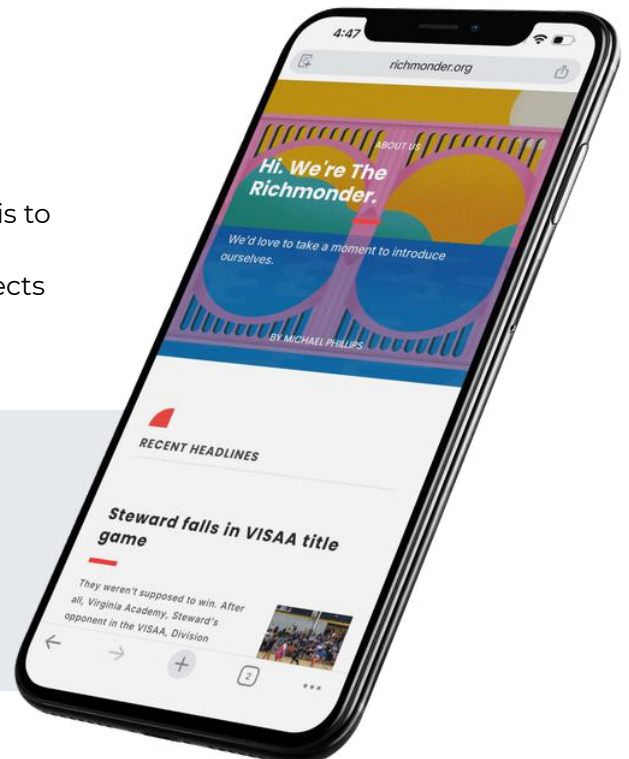


THE RICHMONDER

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:

This Buyers Guide was produced by Property Guide of Virginia in collaboration with the listing agent for the featured property. The design, layout, and publication format are the intellectual property of Property Guide of Virginia. Certain materials, including property photos and listing details, may be provided by the listing agent or their authorized media partners. No portion of this publication may be reproduced, distributed, or reused without prior written permission from Property Guide of Virginia and the applicable rights holder.