

RESIDENTIAL PROPERTY GUIDE

12600 Brook Lane
Spacious One-Level Living
with a sense of serenity



Meet the Listing Agent, *Rich Eason*

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

For this property, Rich Eason 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 Rich at (804) 307-1911



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



2.5 Bathroom



3,285 sqft

Scan for updated
listing price & status



12600 Brook Lane Chester, Va 23831

Set on 1.2 acres in the heart of Chester, this all-brick ranch offers a peaceful, park-like setting surrounded by mature trees, established landscaping, and beautiful azaleas. Inside, generous rooms and multiple gathering spaces create an easy sense of comfort, while thoughtful improvements bring a fresh feel to the home's timeless character.

There's room to entertain, work from home, pursue hobbies, or simply spread out and enjoy everyday life. Outside, the expansive property offers space for gardens, pets, gatherings, and quiet afternoons at home; all while keeping shopping, dining, and major routes within easy reach.



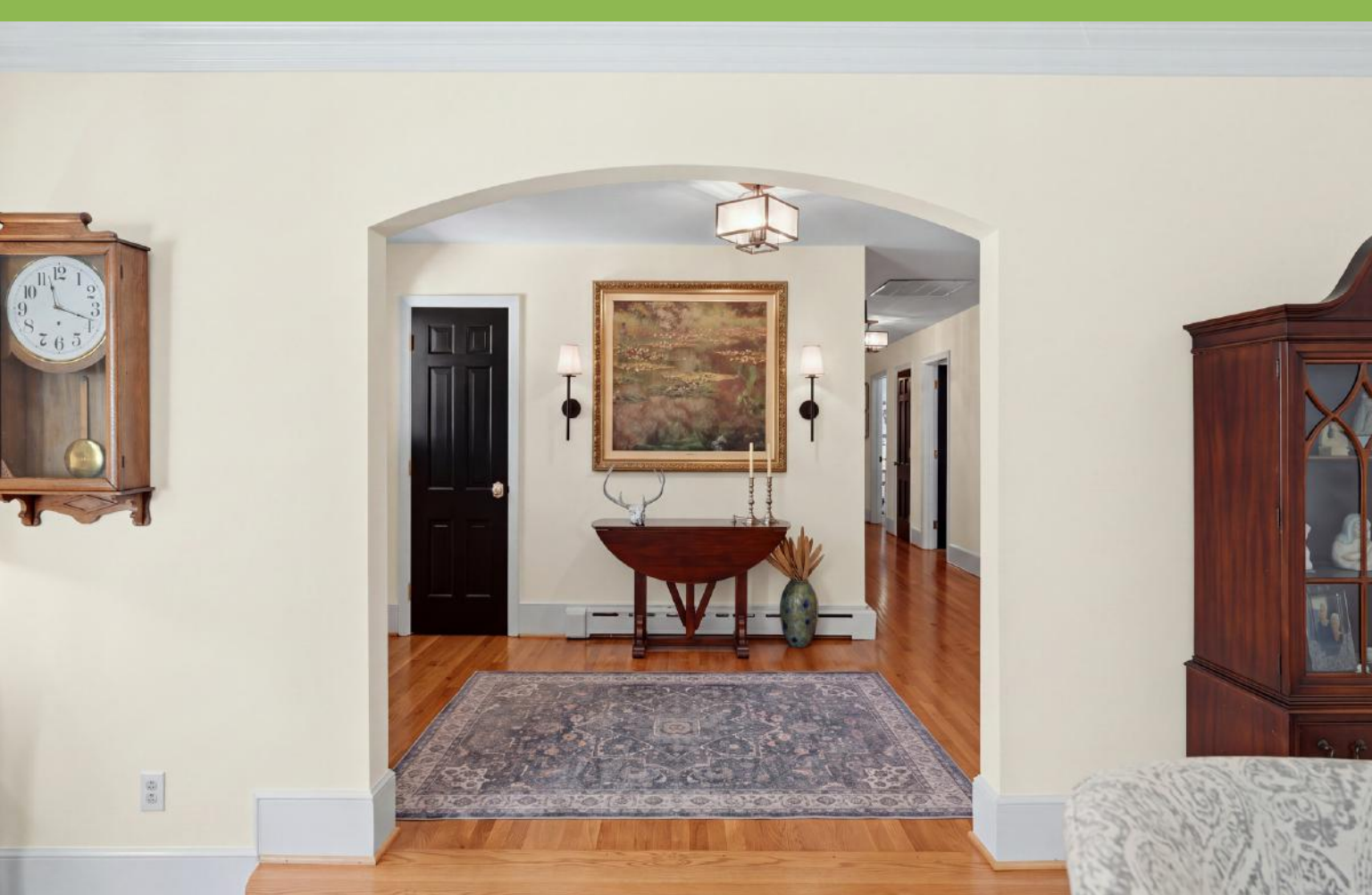


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A deeper look at the home

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 12600 Brook Lane!

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.



Rich Eason
Realtor
Proximity Realty
(804) 307-1911

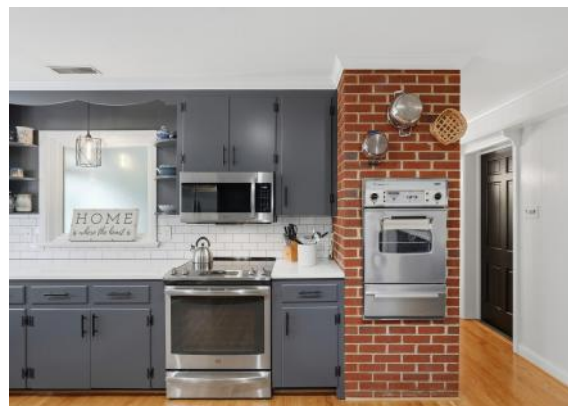




Fresh Style *Everyday Function*

Thoughtfully updated while retaining the home's classic character, the kitchen pairs quartz countertops and a coordinating backsplash with newer stainless steel appliances and abundant cabinetry. A large window over the sink brings in natural light and offers a pleasant view of the backyard, making the space feel bright and connected to the outdoors.

Generous storage, including nearby pantry space, keeps everyday essentials within easy reach and gives this kitchen the practicality to match its polished style.

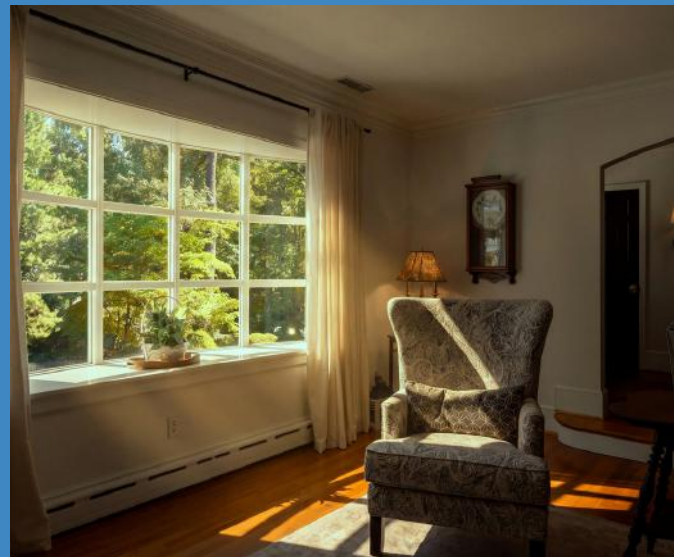




Warmth, Light, & Room to Gather

Generous proportions and an inviting fireplace give this living space a sense of warmth from the moment you enter. Rich red-oak floors bring natural character to the room, while the open connection to adjoining spaces makes it easy to move from quiet evenings at home to time spent with family and friends.

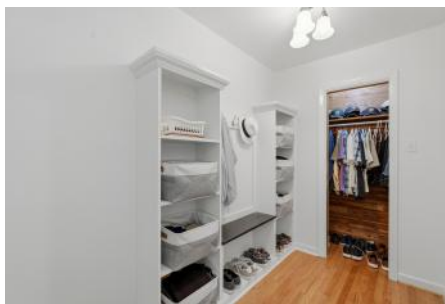
The restored bow window is a standout, filling the room with natural light and framing views of the surrounding greenery. It's a comfortable gathering space with the scale and character to feel both gracious and relaxed.





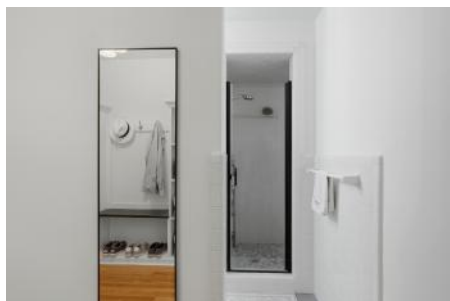
A Room Rich *in* Character

Warm wood paneling, extensive built-ins, and a brick fireplace give the family room a wonderfully established feel. There's plenty of room to settle in for movie nights, conversation, or an afternoon with a favorite book, while windows along the side bring in views of the property. Built-in shelving provides a natural place for books, photographs, and collected pieces, adding personality to a room that feels distinctly its own.



The primary suite offers a quiet place to begin and end the day, with beautiful red-oak flooring and ample room for furnishings.

A large closet provides generous storage, keeping the bedroom itself calm and uncluttered. Nearby, the refreshed bath features a walk-in shower and updated finishes for a clean, polished feel.



Together, these private spaces bring ease and practicality to the home's one-level layout.



More Room *to* Enjoy the Outdoors



Generous driveway and
heated two-car garage



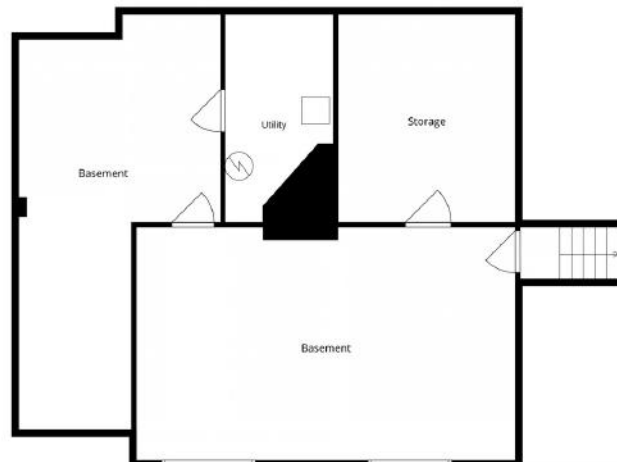
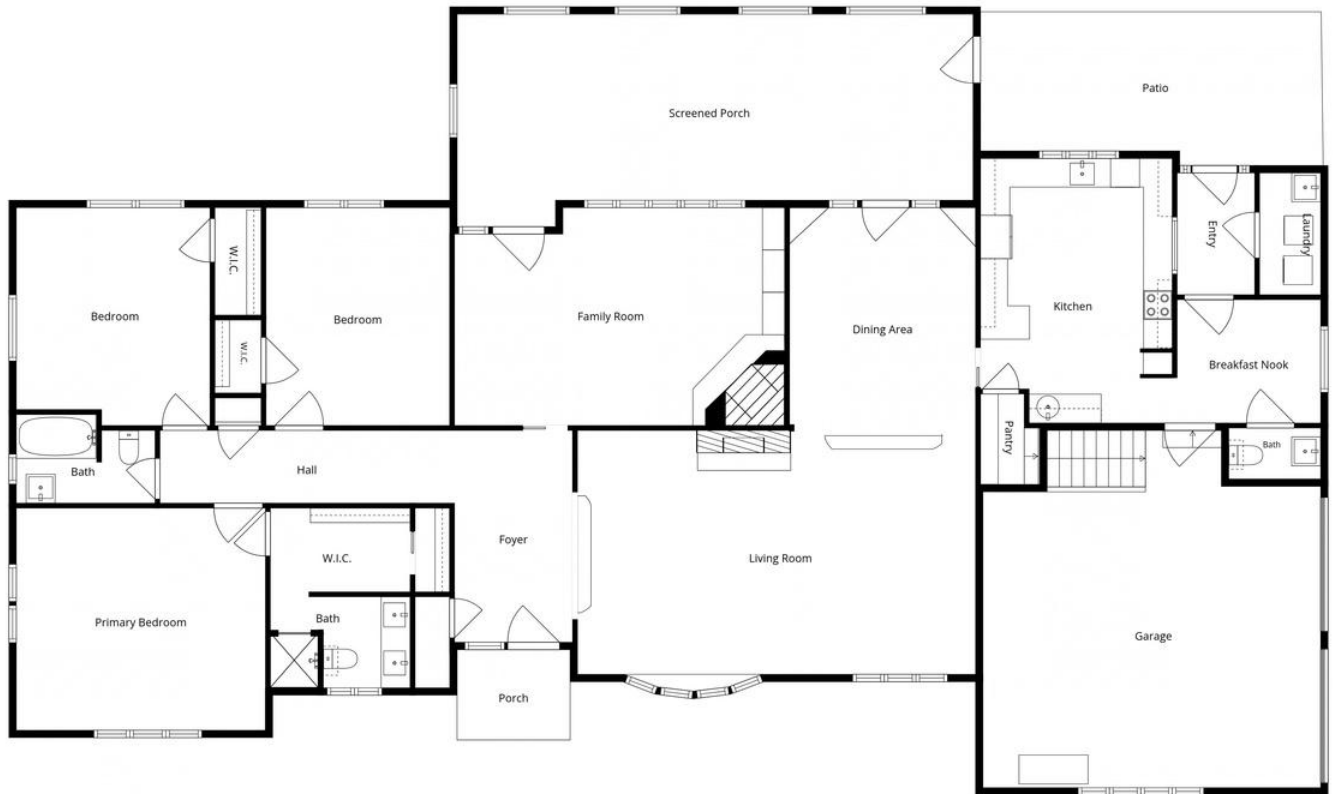
A peaceful garden
pond setting



Extra storage tucked
into the landscape



Floorplans





Property Lines



Source: Google Maps



Home Facts

UTILITY PROVIDERS

Electricity

Dominion Energy
(866) 366-4357

Water & Sewer

Water: Chesterfield County
Public Utilities
(804) 748-1271

Sewage: Conventional
Septic, but public sewer is
available for \$8k - \$10k to tap
in, the fee has been paid.

Last Septic Inspection: 2026
Distribution box replaced in
2023

Natural Gas

Woodfin Oil
\$178/mo



Scan for
Woodfin Oil

Trash & Recycling

Chesterfield County
Public Utilities
(804) 748-1271

Internet & Cable

Verizon Fios
verizon.com

ROOF

- Composition (2022)

FOUNDATION

- Crawlspace with partial basement

HEATING & COOLING

- Heat: Oil-fired Base-Ray hot water
(includes garage)
- Electric baseboard heat in flex room
- Central AC (2016)
- Recommended service company:
Woodfin, (804) 552-6295

PLUMBING

- Electric tank (2011)

FIREPLACE

- (2) Woodburning

IRRIGATION

- Vintage, not used





Home Facts

Improvements

- Paved Driveway (2023)
- Exterior Painted (2024)
- Kitchen: Quartz countertops & backsplash, cabinets painted, new stainless appliances, lighting (2022)
- Full bathrooms refreshed (2022)
- New Oak Hardwood Flooring (2022)
- New Windows (2024)
- Interior Painting (2022)
- Asbestos abatement (2022)

Additional room for a photography studio or project space.



Abundant storage available in the basement.



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.

Rich Eason

REALTOR & Principal Broker

Proximity Realty | Brokered by eXp

(804) 307-1911

rich@proximityrealty.com

Clear & Confident Guidance *Through Every Step of the Sale*

A successful move starts with thoughtful preparation and trusted guidance along the way. Rich brings a steady, detail-oriented approach to every stage of the selling process, helping clients navigate the market, evaluate opportunities, and make informed decisions with confidence.



The house sold for well over the asking price, and this is not just based on the current market. I believe that Rich Eason did everything that he could to create a positive result for our family. I would highly recommend Rich to anyone that is looking to sell their home!

- Karin Zezza

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





Living in Chesterfield

Chesterfield County offers an appealing balance of established neighborhoods, everyday convenience, and abundant opportunities to enjoy the outdoors. Parks, trails, recreation facilities, historic sites, and access to the James and Appomattox rivers provide plenty of ways to spend time outside, while shopping, dining, and services are found throughout the county. With Richmond within easy reach, Chesterfield combines a more relaxed residential setting with convenient access to the greater metro area.

Area Details

ASSIGNED PUBLIC SCHOOLS

C.E. Curtis Elementary School

3600 W Hundred Rd,
Chester, VA
curtises.oneccps.org

Elizabeth Davis Middle School

601 Corvus Ct,
Chester, VA 23836
davisms.oneccps.org

Thomas Dale High School

3626 W Hundred Rd,
Chester, VA
thomasdalehs.oneccps.org

Great!
SCHOOLS For School Ratings & Reviews
visit greatschools.org

NEARBY PRIVATE SCHOOLS

Richmond Christian School, JK - 12th

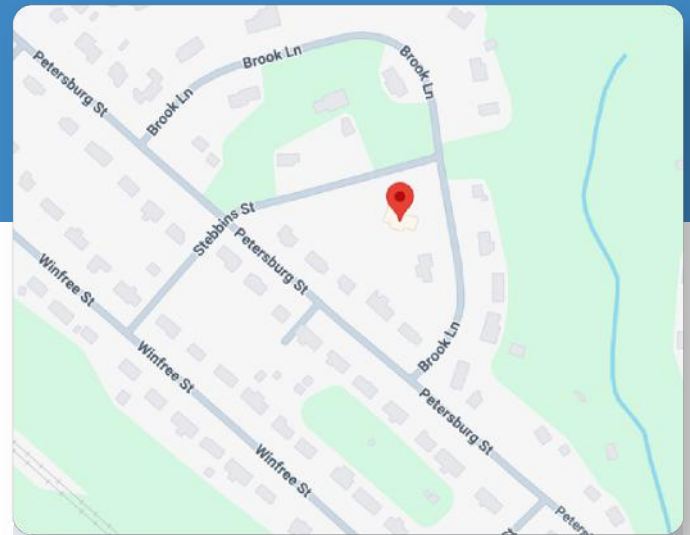
6511 Belmont Road,
Chesterfield, Va 23832
richmondchristian.com

Millwood School, JK - 12th

15100 Millwood School Ln,
Midlothian, VA 23112
millwoodschool.org

The Steward School, JK - 12th

11600 Gayton Rd,
Richmond, VA 23238
stewardschool.org



COMMUTE TIMES

Nearest Interstate

Interstate 95
Approximately 7-10 minutes

Richmond International Airport

Approximately 20-25 minutes

Downtown Richmond

Approximately 25 minutes

GETTING AROUND

Primary access is convenient to Route 10 and I-95, providing straightforward connections to Downtown Richmond, Richmond International Airport, and destinations throughout Chesterfield and the greater Richmond area. I-295 and Route 288 are also within easy reach for travel around the region.

Everyday Essentials

GROCERY & PHARMACY

Kroger

12726 Rte 1, Chester, VA

Food Lion

9801 Chester Rd, Chester, VA

CVS Pharmacy

2530 Weir Rd, Chester, VA

PERSONAL CARE

American Family Fitness

12201 S Chalkley Rd, Chester, VA

Bonitas Hair Studio

11927 Centre St, Chester, VA

Gabe's Barber Shop

4316 W Hundred Rd, Chester, VA

CHILD CARE

Chester Kindercare

4021 W Hundred Rd, Chester, VA

Childtime of Chester

4311 Old Ln, Chester, VA

Chester Baptist Preschool

4317 School St, Chester, VA

SHOPPING

Target

2530 Weir Rd, Chester, VA

Breckenridge Shopping Center

12640-12810 Rte 1, Chester, VA

Iron Bridge Plaza

11964 Iron Bridge Plaza, Chester, VA

AUTO CARE

Christian Brothers Automotive

12000 Bermuda Crossroad Ln, Chester, VA

Polo's Automotive

11649 Rte 1, Chester, VA

Flagstop Car Wash

12001 Bermuda Crossroad Ln, Chester, VA

PET CARE

Chester Animal Clinic

12021 Iron Bridge Rd, Chester, VA

Serenity Pawz

5901 Chrisfield Dr, Chester, VA

West Chester Pet Resort

12021 Iron Bridge Rd, Chester, VA

Health Care

HOSPITALS

Bon Secours St. Francis

13710 St Francis Blvd, Midlothian, VA

Bon Secours Chester

12021 US-1 Ste 100, Chester, VA

VA Hospital

1201 Broad Rock Blvd, Richmond, VA

PEDIATRIC

Chester Pediatrics

9330 Iron Bridge Rd # D, Chesterfield, VA

Iqbal Jawed

5207, 16011 Kairos Rd suite 100,
Colonial Heights, VA

VISION & HEARING

Douglas & Leisner Optometry

4705 Buckingham Ct, Chester, VA

River's Bend Eyecare

204 Johnson Creek Dr, Chester, VA

Clarity Hearing

11923 Centre St Ste A -8, Chester, VA

URGENT CARE

CareNow Urgent Care

12540 Rte 1 Ste 400, Chester, VA

Patient First

12101 S Chalkley Rd, Chester, VA

PRIMARY CARE

Bon Secours Chester

12801 Iron Bridge Rd Ste 200, Chester, VA

Chester Square Family

12200 Iron Bridge Rd, Chester, VA

DENTAL

Chester Road Family Dental

11701 Chester Rd, Chester, VA

Chesterfield Dentist

11601 Iron Bridge Rd #204, Chester, VA

Chesterfield County

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

Parks & Recreation

Midlothian Mines Park

 13301 N Woolridge Rd, Midlothian, VA

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



Rockwood Park

 3401 Courthouse Rd, North Chesterfield, VA

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



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

Pocahontas State Park

 13301 N Woolridge Rd, Midlothian, VA

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



Dining, Coffee, & More

RESTAURANTS

Morales Kitchen

10020 Chester Rd, Chester, VA

Allman's BBQ

4605 Chester Square Rd, Chester, VA

La Tapatia El Sabor De Guanatos

4412 W Hundred Rd, Chester, VA

Howlett's Restaurant

3530 Festival Park Plaza, Chester, VA

Fine Foods by Fernando

2600 Weir Pl, Chester, VA

BREWERIES & WINERIES

Fest Biergarten

7044 Woodlake Commons Loop,
Midlothian, VA

Crazy Rooster Brewing Company

1560 Oakbridge Dr, Powhatan, VA

Waters Edge Winery

Charter Park Dr, Midlothian, VA

COFFEE & CAFE

Grant Coffee Company

11884 Chester Village Dr, Chester, VA

Wild Rose Cafe

4628 Chester Square Rd, Chester, VA

Starbucks

2530 Weir Rd, Chester, VA

FARMS & MARKETS

Chesterfield County Farmers Market

6701 Mimms Loop, Chesterfield, VA

Bon Air Farmers Market

2040 McRae Rd, Bon Air, VA

Swift Creek Berry Farm

17210 Genito Rd, Moseley, VA 23120

The Farm at Stone Hill

5418 Newbys Bridge Rd, Chesterfield, VA

Local Events & News

Experience Chesterfield

For county events, festivals, attractions, food, craft beer, and seasonal happenings throughout the Chesterfield area.

 experiencechesterfield.com

Venture Richmond

For downtown festivals, concerts, cultural events, free activities, and ways to explore Richmond's city center.

 venturerichmond.com

Richmond Family Magazine

For family-friendly events, activities, camps, classes, and local resources for kids, parents, and caregivers.

 richmondfamilymagazine.com

The Richmond Experience

For curated local guides, weekend plans, new openings, giveaways, and insider recommendations around Richmond.

 therichmondexperience.com

LOCAL MEDIA



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.

Visit richmondbizsense.com



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.

Visit richmonder.org

Disclosure:

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