

RESIDENTIAL PROPERTY GUIDE



5927 Trenholm Village Dr
Easy One-Level Living
with Room to Unwind



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, Justin Kellaway, to get started with your pre-approval.



Justin Kellaway

Alcova Mortgage
NMLS #1128838
(804) 513-9847

Apply Online





3 Bedrooms



2 Bathrooms



1,716 sqft

Scan for updated
listing price & status



5927 Trenholm Village Dr Powhatan, Va 23139

Built in 2021, this beautifully maintained one-level ranch in Powhatan County combines the ease of newer construction with thoughtful improvements that make a house feel like home. Set on 2.63 acres with wooded privacy, there's plenty of room to enjoy inside and out.

A covered front porch, large rear deck, spacious yard, fire pit area, established landscaping, and wooded surroundings create inviting spaces to relax, gather, and enjoy the outdoors. With one-level living, over 2.5 acres, and plenty of privacy, this home offers many of the finishing touches you don't always get with new construction.

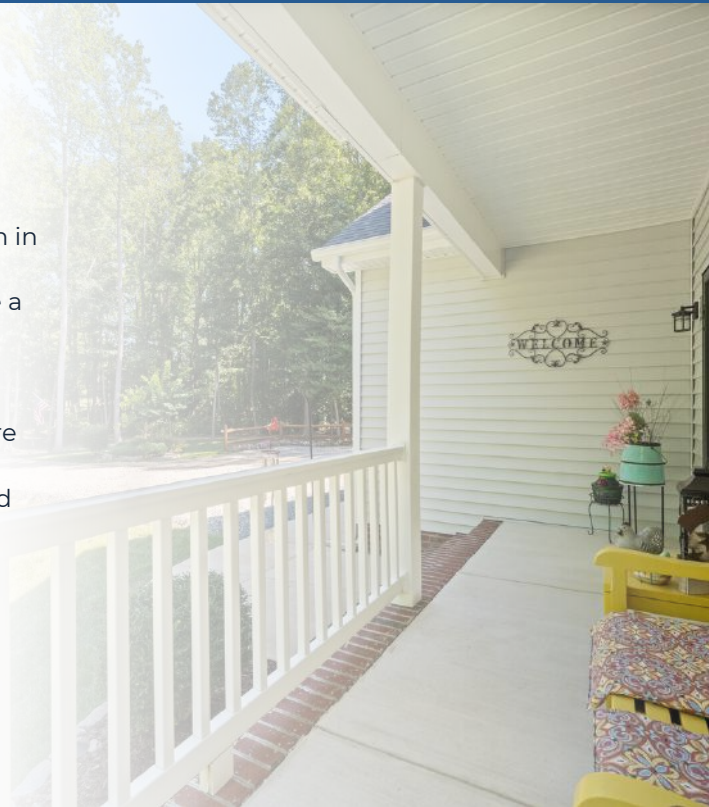




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A deeper look at the home

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 5927 Trenholm Village Dr

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



Watch *the* Tour



Where Everyday Life *Comes Together*

The kitchen feels like a natural gathering place, with an open layout that keeps it connected to the dining and living areas. The center island anchors the room, creating an easy spot for meal prep, casual conversation, or a quick cup of coffee before the day begins.

Bright cabinetry and a glass tile backsplash keep the space feeling fresh, while granite countertops add a polished finish. With plenty of natural light and an easy flow into the rest of the main living area, this is a kitchen that feels just as comfortable during quiet mornings as it does when friends and family are gathered nearby.



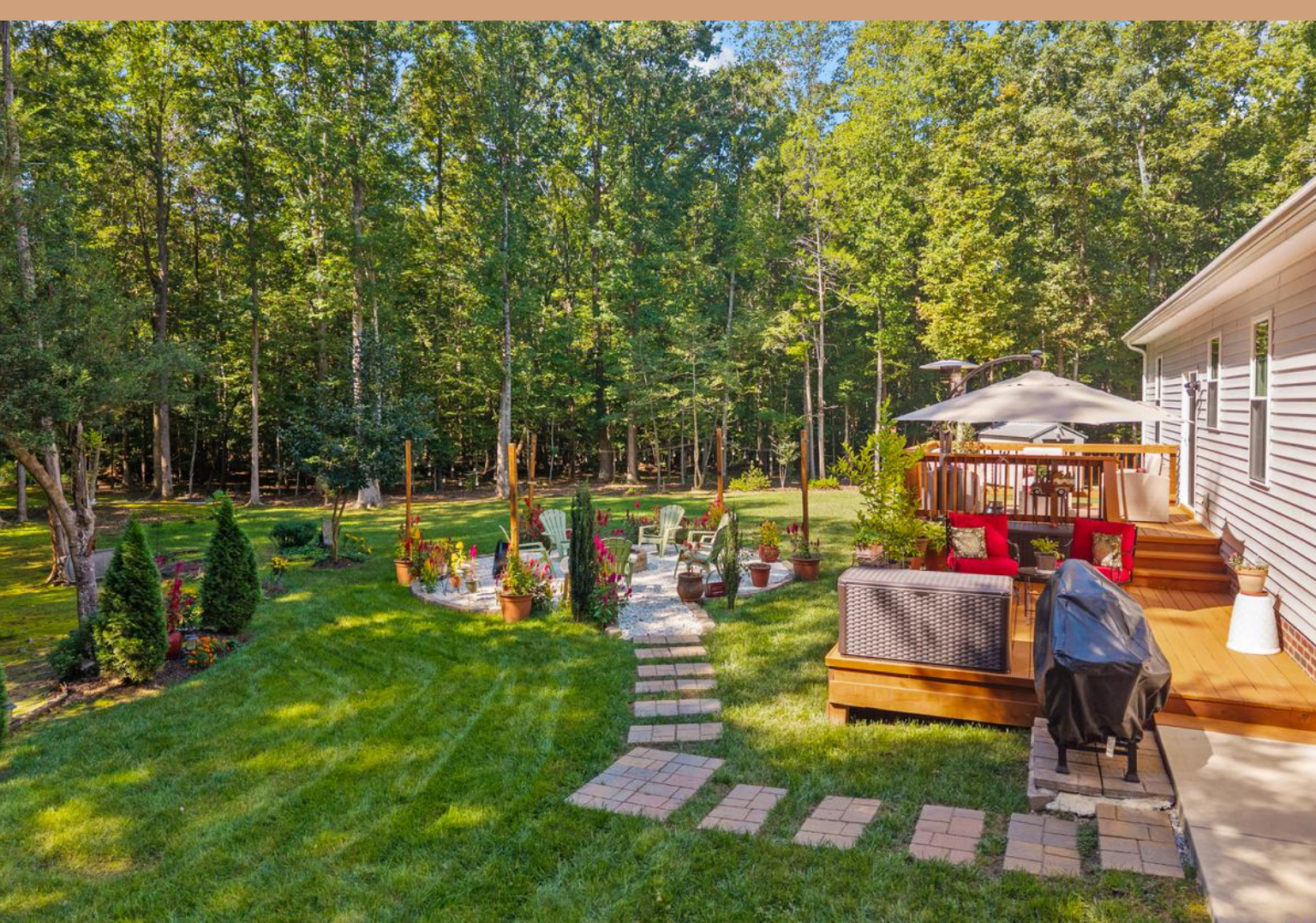


Living Spaces Made *for* Connection

The main living area feels open, bright, and comfortably connected, with elevated ceilings and natural light giving the space an easy sense of openness. The gas fireplace creates a warm focal point while the generous layout leaves plenty of room to settle in, stretch out, or gather with friends and family.

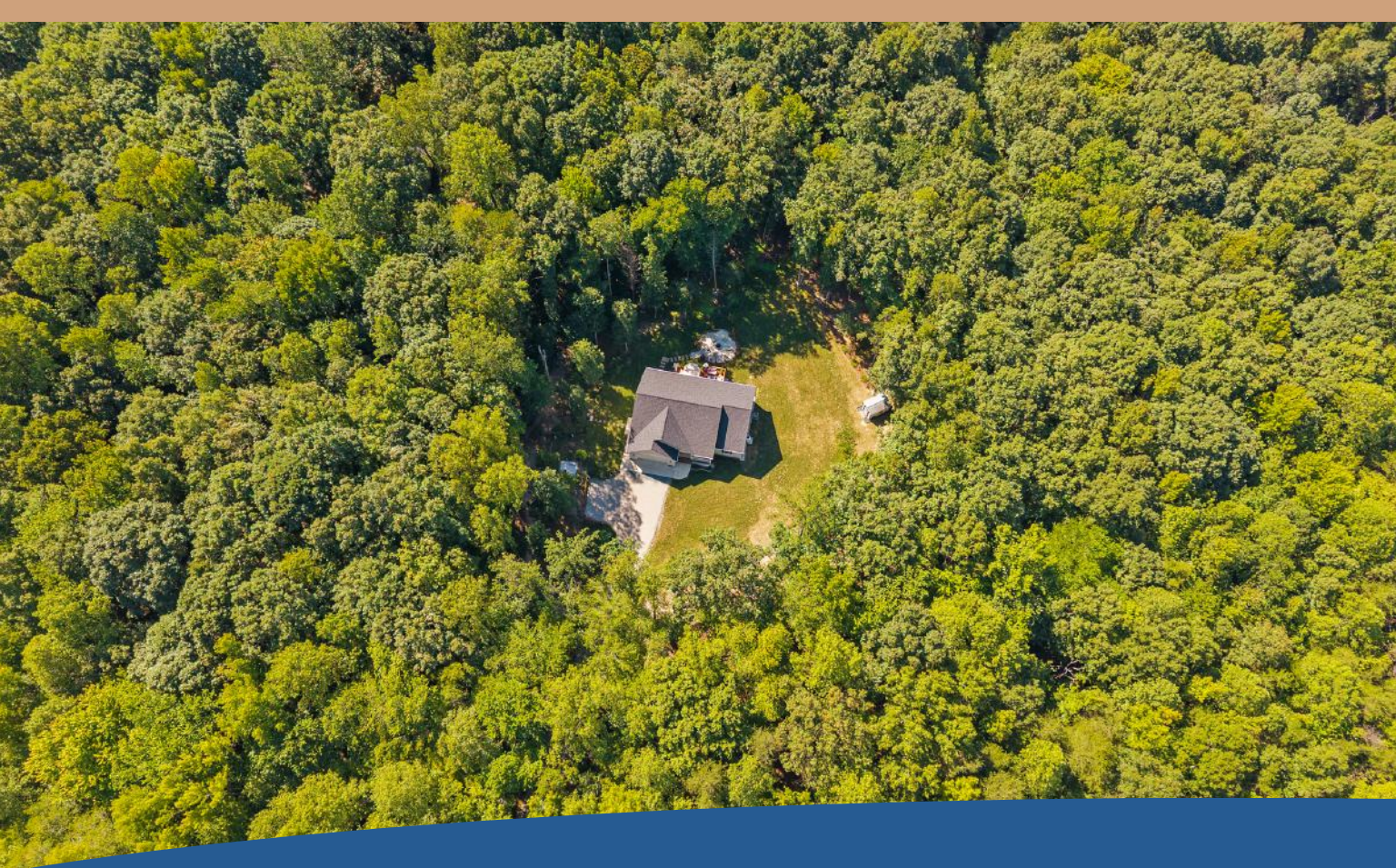
Because the living room flows directly into the dining area and kitchen, everyday routines feel connected without everything competing for attention. Continuous LVP flooring helps tie the spaces together, creating a relaxed main level that works just as well for quiet evenings at home as it does for hosting a full house.





The backyard is designed to be enjoyed, with two generous deck areas that create plenty of room to relax, dine, or gather with friends. Just beyond, the fire pit area offers an inviting place to spend cooler evenings outdoors, while the open lawn gives the property a sense of space without losing the wooded privacy that surrounds it.





2.63 Acres
Surrounded by
Wooded Privacy



More Land.
More Privacy.
More Possibility.



Floorplans



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Property Lines



Source: Google Maps



Home Facts

UTILITY PROVIDERS

Electricity

Southside Electric Cooperative
(800) 552-2118

Internet & Cable

Firefly Fiber Broadband
(833) 473-3591

Natural Gas

Southern States, Amelia County
16130 Goodes Bridge Rd.,
Amelia Courthouse, Va

Trash & Recycling

GFL Environmental
(804) 843-9288

ROOF

- Asphalt shingles
- Age: 5 years, 6 months
- Under warranty
- Gutter type: aluminum, white, half round

HVAC

- Ameristar brand
- Heat pump cooling and heating split system.
- Age: 5 years, 6 months

Recommended HVAC company:
Griffin Heating and Cooling
(804) 744-0850

WELL & SEPTIC

Well

200' Depth
Location: Front of house

Septic

Concrete, 1,000 gallons
Drainfield Location: Rear of house
Last Inspection & Pump: March 24, 2026

Recommended Service Provider:

RVA Site Services
804-212-6227

FOUNDATION

- Crawlspace
- Encapsulated
- Includes water well pressure tank with filter

ELECTRICAL

- 120/220 Amp Service with generator interlock kit
- Electrical outlets in the back deck, front porch, and on each back side of the house.

Recommended electrician:
Slage and Son Electric
*804) 514-6861 (Powhatan)

BACKUP GENERATOR

- Gas generator, Generac
- 15,000 watts, electric start
- Age: 5 years, 6 months



Home Facts

PLUMBING

- Pex piping
- Water Heater: 50 gallons, 240 watts electric, age: 5 years, 6 months
- Main water shut off valve: located in garage, properly identified.

Recommended Plumber:
Scotts and Mike Plumbing (Amelia)
(804) 387-3732

SECURITY SYSTEM

- RING | www.ring.com
- \$200 / year for monitoring services with Powhatan Sheriff Department

FIREPLACE

- Gas fireplace with electric starter switch
- Last inspection: 2021

Recommended Fireplace Service Company:
Southern States (Amelia)
(804) 561-2151

HOME IMPROVEMENTS

Floating Deck, pressure treated wood (2021)

House is cable ready (2021)

Concrete sidewalk front and right side of the house (2021)

Utility and storage shed, 8' x 12' (2021)

Leafproof Gutter Guards (2022)

Ceiling fans with lamp in the two secondary bedrooms (2021)

Storm door, professionally installed, black, nickel hardware (2021)

Kitchen backsplash, Ice Bevel Subway 12x12", Glossy Glass (2025)

Gas Fireplace, original to construction professionally connected to outside gas tank (2021)

Electric panel can be converted to operate with the Generac generator (15,000 watts) and connected from outside connector (2021)

Gas line connection to operate fireplace (2021)



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 1B
Midlothian, VA 23113
www.rivercityeliteproperties.com

Living in Powhatan

Powhatan offers a peaceful, country setting with a strong sense of community and room to breathe. Known for its rolling land, wooded surroundings, and slower pace, the area appeals to those who want privacy without feeling disconnected.

Local shops, restaurants, schools, and everyday conveniences are close by, while nearby access to Midlothian and the greater Richmond area keeps commuting, dining, and weekend plans within easy reach.



Area Details

ASSIGNED PUBLIC SCHOOLS

Pocahontas Elementary School

4294 Anderson Hwy,
Powhatan, VA 23139
powhatan.k12.va.us/o/pocahontaselementary

Powhatan Middle School

4135 Old Buckingham Rd,
Powhatan, VA 23139
powhatan.k12.va.us/o/powhatan

Powhatan High School

1800 Judes Ferry Rd,
Powhatan, VA 23139
powhatan.k12.va.us/o/powhatanhigh

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

NEARBY PRIVATE SCHOOLS

Collegiate School, JK - 12th

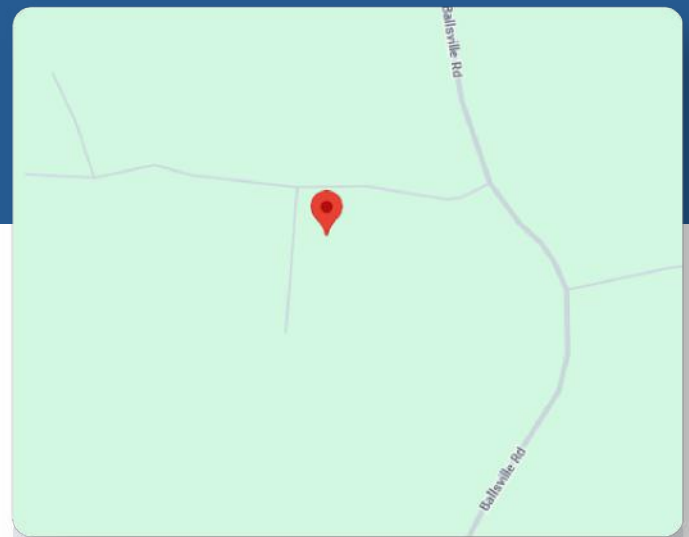
103 N Mooreland Rd,
Richmond, VA 23229
collegiate-va.org

The Steward School, JK - 12th

11600 Gayton Rd,
Richmond, VA 23238
stewardschool.org

Millwood School, JK - 12th

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



COMMUTE TIMES

Nearest Highway

US-60 / Anderson Highway
5-10 minutes

Richmond International Airport

Approximately 55 minutes

Downtown Richmond

Approximately 45 minutes

Short Pump Town Center

Approximately 45 minutes

GETTING AROUND

Convenient access to Route 60 and nearby Route 288 makes travel toward Midlothian, Richmond, Short Pump, and I-64 straightforward.

Everyday Essentials

GROCERY & PHARMACY

Food Lion

2105 Academy Rd, Powhatan, VA

Walmart Pharmacy and Grocery

1950 Anderson Hwy, Powhatan, VA

CVS Pharmacy

2511 Anderson Hwy, Powhatan, VA

PERSONAL CARE

YMCA

1800 Dickinson Rd, Goochland, VA

The Room Salon & Boutique

3923 Old Buckingham Rd, Powhatan, VA

CHILD CARE

Apple Tree Preschool

4491 Anderson Hwy, Powhatan, VA

Hustle Athletic Academy

2375 Skaggs Rd, Powhatan, VA

Hi-5 Early Learning Center

Childrens Academy, 2065 New Dorset Rd,
Powhatan, VA

SHOPPING

Mulberry Layne

2656 Anderson Hwy, Powhatan, VA

Vintage Antique Shack

4140 Anderson Hwy, Powhatan, VA

AUTO CARE

Powhatan Auto Associates

4050 Anderson Hwy, Powhatan, VA

Progressive Auto Works

2425 New Dorset Terrace, Powhatan, VA

Flagstop Car Wash

2622 Anderson Hwy, Powhatan, VA

PET CARE

Powhatan Animal Hospital

2540 Anderson Hwy, Powhatan, VA

Powhatan Grooming Spa

2540 Anderson Hwy, Powhatan, VA

Dawg Boss

4830 Powhatan Lakes Rd, Powhatan, VA



Seller Recommended

Health Care

HOSPITALS

Bon Secours St. Francis ✓

13710 St Francis Blvd, Midlothian, VA

Bon Secours - Powhatan Clinic ✓

3452 Anderson Hwy Ste D, Powhatan, VA

VA Hospital

1201 Broad Rock Blvd, Richmond, VA

PEDIATRIC

Sharon E Joseph, MD

3452 Anderson Hwy Ste D, Powhatan, VA

Flat Rock Pediatrics

1583 Standing Ridge Dr Ste E, Powhatan, VA

VISION & HEARING

Warby Parker ✓

11800 W Broad St Ste 1324, Richmond, VA

Nilsen Eye Care

1660 Anderson Hwy, Powhatan, VA

Richmond Hearing Doctors

13924 Coalfield Commons Pl Ste 200

Floor 2, Midlothian, VA

URGENT CARE

Bon Secours St. Francis ✓

13710 St Francis Blvd, Midlothian, VA

PRIMARY CARE

Powhatan Medical Associates ✓

3430 Anderson Hwy, Powhatan, VA

DENTAL

Gentle Dentistry ✓

3452 Anderson Hwy Ste A, Powhatan, VA

Government Services

Powhatan County

Courthouse

3880 Old Buckingham Rd # C,
Powhatan, VA 23139

Post Office

4195 Anderson Hwy,
Powhatan, VA 23139

Administration

3834 Old Buckingham Rd,
Powhatan, VA 23139

Powhatan County Public Library

2270 Mann Rd
Powhatan, VA 23139

Powhatan Animal Control

Animal Control, 4000 Old
Plantation Rd, Powhatan, VA 23139
(804) 598-5672

Department of Motor Vehicles

Powhatan DMV Select
3834 Old Buckingham Rd # C,
Powhatan, VA 23139

Waste & Recycling

Powhatan Convenience Center

2407 Mitchell Road
Powhatan, VA 23139

Hours

(Except Holidays)
Tuesday - Sunday
8 a.m. - 6 p.m.

Explore the Powhatan County public website to learn more about the county and other government services.



www.powhatanva.gov

Powhatan *State Park*



Powhatan State Park offers a scenic outdoor escape along the James River, with miles of trails for hiking, biking, and horseback riding. Visitors can enjoy fishing, kayaking, and canoeing, or simply relax along the riverbanks and open fields.

With its mix of wooded trails and open space, it's a popular spot for both recreation and a quiet day outdoors.

Photos by Virginia State Parks



Dining, Coffee, & More

RESTAURANTS

1933 Public House ✓

3844 Old Buckingham Rd, Powhatan, VA

Maxey's ✓

3867 Old Buckingham Rd, Powhatan, VA

Angela's Pizza ✓

3452 Anderson Hwy, Powhatan, VA

County Seat Restaurant

3883 Old Buckingham Rd, Powhatan, VA

Rodeos & Taqueria

4200 Anderson Hwy, Powhatan, VA

Goochland Restaurant

2966 River Rd W, Goochland, VA

BREWERIES & WINERIES

Three Crosses ✓

3835a Old Buckingham Rd, Powhatan, VA

Fine Creek Brewing Company

2425 Robert E Lee Rd, Powhatan, VA

Elk Island Winery

5759 River Rd W, Goochland, VA

COFFEE SHOPS

Rise and Grind ✓

3879 Old Buckingham Rd, Powhatan, VA

Cumberland Coffee House ✓

2 Stoney Point Rd, Cumberland, VA

Cafe at Maidens

3847 Maidens Rd, Powhatan, VA

FARMS & MARKETS

Powhatan Village Farmers Market ✓

2200 Mann Rd, Powhatan, VA

Powhatan Festival of the Grape ✓

3860 Old Buckingham Rd, Powhatan, VA

Goochland Farmers Market

1889 Sandy Hook Rd, Goochland, VA

Chicory Hill Farm

3520 Three Bridge Rd, Powhatan, VA

Manning Hill Ranch

3460 Brookland Manor Dr, Powhatan, VA



Seller Recommended

Local Events & News

Visit Powhatan

For local events, outdoor activities, dining, shopping, and places to explore throughout Powhatan.

 visitpowhatan.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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