

RESIDENTIAL PROPERTY GUIDE



4055 Fine Creek Path

Room to Spread Out,
Settle In, & Stay Awhile



Brokered by eXp Realty

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, John Coleman, to get started with your pre-approval.



John Coleman

Dominion Capital
NMLS #962268
(804) 441-6959

Apply Online





3 Bedroom



2.5 Bathroom



1,921 sqft

Scan for updated
listing price & status



4055 Fine Creek Path Powhatan, VA 23139

Set on a level, park-like 2.67-acre lot in Powhatan, 4055 Fine Creek Path offers a relaxed setting with plenty of room to enjoy both indoor and outdoor living. A welcoming front porch, expansive rear deck, fenced backyard, and circular driveway make the property especially well suited for everyday ease and time spent outside.

Inside, generous gathering spaces create flexibility for entertaining, relaxing, and spending time together. Recent updates include new windows, LVP flooring in the family room, and a refreshed fireplace surround, all completed in 2023. A large 15' x 25' shed adds valuable space for tools, equipment, hobbies, or outdoor projects.





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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 4055 Fine Creek Path!

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





Easy Flow for *Meals & Gathering*

The kitchen feels bright, comfortable, and naturally connected to the way the home lives. A breakfast bar creates an easy spot for casual meals or conversation, while the adjoining dining area keeps everyone close whether you're serving dinner or hosting friends.

French doors open directly to the rear deck, extending the space outdoors and making warm-weather meals, morning coffee, and backyard gatherings feel effortless. With generous cabinetry, ample prep space, and views of the surrounding greenery, this is a kitchen designed for everyday routines as much as time spent together.

Real estate photography by Kando Photo





A Comfortable Place *to* Come Together

Generous proportions give the living space plenty of room to settle in, while the gas fireplace creates a warm focal point for quiet evenings and time spent together. Large windows bring in natural light and views of the surrounding greenery, adding to the relaxed feel of the room.

Its open connection to the adjoining spaces makes everyday living feel easy, whether you're unwinding at the end of the day, hosting friends, or gathering with family. It's a comfortable, flexible space designed to feel welcoming in every season.

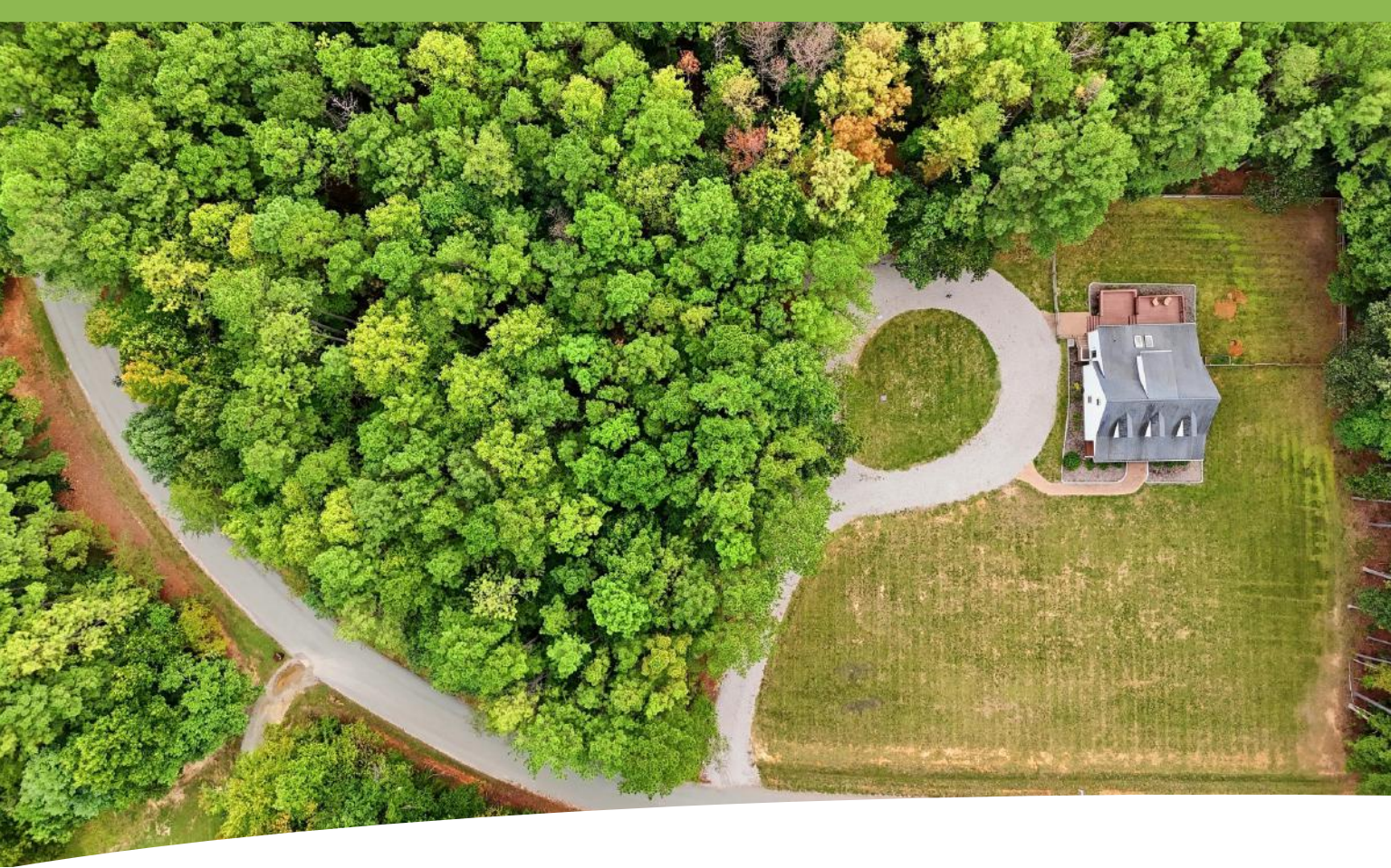




Cozy & Relaxing **Main Level Retreat**

The primary suite offers a quiet place to unwind, with generous proportions and plenty of natural light creating an easy, comfortable feel. Its main-level location adds everyday convenience, while the en-suite bath and walk-in closet keep the space practical as well as private.



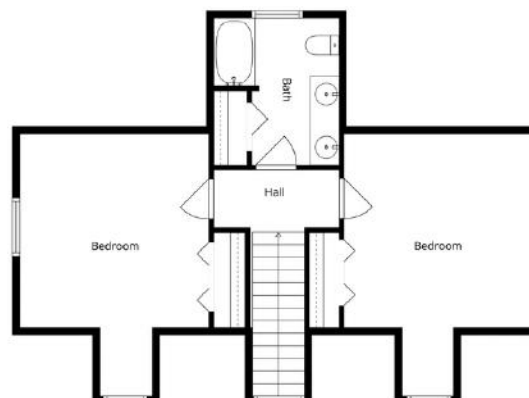


2.67 Acres *to* Spread Out & Enjoy





Floorplans





Property Lines





Home Facts

UTILITY PROVIDERS

Electricity

Southside Electric

Water & Sewer

Well & Conventional Septic

Well: left outside driveway
when facing the home

Septic Drainfield: rear of home
Last inspection & pump:
September 24, 2026

Propane

Adams Oil
(804) 598-4400

Trash & Recycling

Powhatan
Convenience Center
2407 Mitchell Rd

Internet & Cable

Comcast & Firefly

ROOF

Dimensional shingles (2017)
50-year shingles, ice shield &
ridge vent

FOUNDATION

Crawlspace
Vapor barrier (2021)

HEATING & COOLING

Dual electric heat pumps (2011 & 2014)
Recommended service:
Universal Heating and Plumbing
(804) 794-2804

PLUMBING

Electric tank water heater
Main shutoff: inside crawlspace
door on driveway side

FIREPLACE

One propane fireplace
Last inspection reported: 2021

ELECTRICAL

Exterior front & back outlets
Exterior generator hookup



Washer, Dryer, & Refrigerator convey

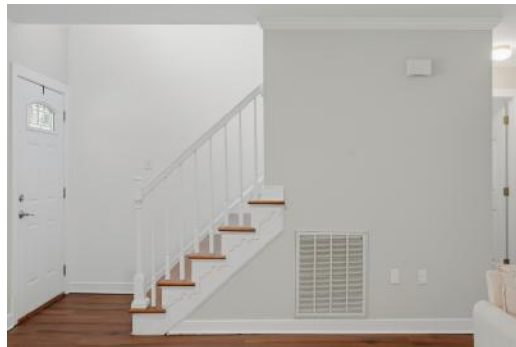


Home Facts

Improvements

- Original hardwood stairs refinished (2022)
- LVP in living room and primary bedroom (2023)
- New fireplace surround (October 2023)
- Windows (2023)
- New 15' x 24' shed (2024)
- New carpet upstairs (2025)

Refinished
hardwood stairs
and living-room
flooring.



Upstairs bedroom
and 2-tier rear deck.



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* 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

NEARBY PRIVATE SCHOOLS

Collegiate School, JK - 12th

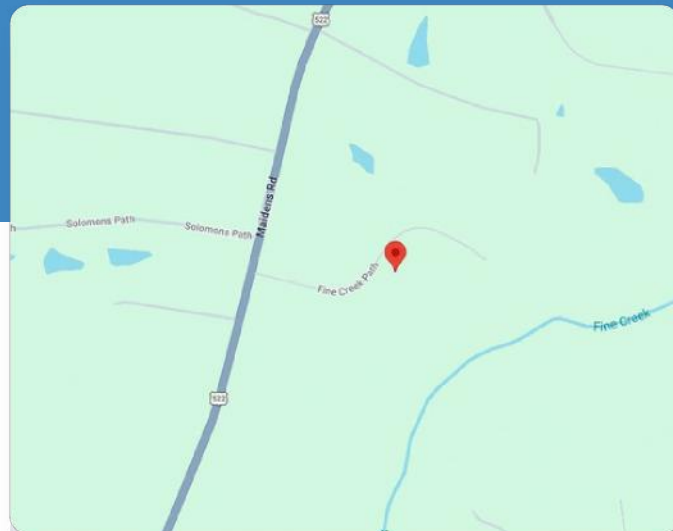
103 N Mooreland Rd,
Richmond, VA 23229
collegiaterva.org

The Steward School, JK - 12th

11600 Gayton Rd,
Richmond, VA 23238
stewardschool.org

Millwood School, JK - 12th

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



COMMUTE TIMES

Nearest Interstate

I-64 via US-522 and local roads
Approximately 20 minutes

Richmond International Airport

Approximately 50 minutes

Downtown Richmond

Approximately 45 minutes

Short Pump Town Center

Approximately 35 minutes

GETTING AROUND

Fine Creek Path connects directly to US-522, with routes north toward Goochland and I-64. Connections to US-60, Huguenot Trail / Route 711, and Route 288 provide options for Midlothian, Richmond, and Short Pump.

Drive times are approximate and vary with traffic and route.

Everyday Essentials

GROCERY & PHARMACY

Walmart Pharmacy

1950 Anderson Hwy, Powhatan, VA

Whole Foods

11173 W Broad St, Glen Allen, VA

Food Lion

2105 Academy Rd, Powhatan, VA

PERSONAL CARE

CrossFit Pushin Weight

1565 Oakbridge Terrace, Ste C,
Powhatan, VA

Powhatan YMCA (year round pool)

2269 Mann Rd, Powhatan, VA

The Room Salon & Boutique

3923 Old Buckingham Rd, Powhatan, VA

CHILD CARE

Primrose School of Midlothian Village

13801 Village Place, Midlothian, VA

AppleTree Preschool

4491 Anderson Hwy, Powhatan, VA

Hi-5 Early Learning Center

2065 New Dorset Rd, Powhatan, VA

SHOPPING

Short Pump Town Center

11800 W Broad St, Richmond, VA

Westchester Commons

15786 WC Main St, Midlothian, VA

Walmart Supercenter

1950 Anderson Hwy, Powhatan, VA

AUTO CARE

Murray Automotive

1721 Douthit Ct, Powhatan, VA

Anderson Automotive

3979 Old Buckingham Rd, Powhatan, VA

The WashBox

4110 Old Buckingham Rd, Powhatan, VA

PET CARE

Powhatan Animal Hospital

2540 Anderson Hwy, Powhatan, VA

Capital Home Veterinary Care

Mobile housecalls ·
capitalhomevetcare.com

Powhatan Grooming Spa & Daycare

2540-A Anderson Hwy, Powhatan, VA



Seller Recommended

Health Care

HOSPITALS

Bon Secours St. Francis

13710 St Francis Blvd, Midlothian, VA

Johnston-Willis Hospital

1401 Johnston Willis Dr, Richmond, VA

Richmond VA Medical Center

1201 Broad Rock Blvd, Richmond, VA

PEDIATRIC

Flat Rock Pediatrics

1583 Standing Ridge Dr Suite E, Powhatan, VA

Pediatric & Adolescent Health Partners

3864 Old Buckingham Rd, Ste B,
Powhatan, VA

Sharon E. Joseph, Pediatrician

3452 Anderson Hwy Ste D, Powhatan, VA

VISION & HEARING

The Hearing Center at Virginia Eye Institute

6946 Forest Ave Ste 100, Richmond, VA

Richmond Hearing Doctors

13924 Coalfield Commons Pl Ste 200
Midlothian, VA

MyEyeDr. (formerly Nilsen Eye Care)

1660 Anderson Hwy, Powhatan, VA

URGENT CARE

Bon Secours Urgent Care Midlothian

14163 Midlothian Turnpike, Midlothian, VA

AFC Urgent Care Midlothian

12731 Stone Village Way, Midlothian, VA

PRIMARY CARE

Midlothian Family Practice - Powhatan

3510-A Anderson Hwy, Powhatan, VA

Bon Secours Powhatan Medical Associates

3452 Anderson Hwy, Suite D, Powhatan, VA

DENTAL

Virginia Family Dentistry Powhatan

2625 Anderson Hwy, Powhatan, VA

Elrod & Dunham Dentistry

2979 River Rd W, Goochland, 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 follows the James River, with wooded trails, open fields, and opportunities for hiking, biking, and horseback riding. Canoe and kayak launches offer river access, while trails provide space to explore and enjoy the scenery.

Check the park website for current conditions, fees, and launch guidance before visiting.

Photos by Virginia State Parks



Dining, Coffee, & More

RESTAURANTS

1933 Public House ✓

3844 Old Buckingham Rd, Powhatan, VA

Maxey's Store ✓

3867 Old Buckingham Rd, Powhatan, VA

County Seat Restaurant

3883 Old Buckingham Rd, Powhatan, VA

Bella Sicilia Italian

2913 River Rd W, Goochland, VA

Goochland Restaurant

2966 River Rd W, Goochland, VA

BREWERIES & DISTILLERIES

Fine Creek Brewing Co. ✓

2425 Robert E Lee Rd, Powhatan, VA

Crazy Rooster Brewing Co. ✓

1560 Oakbridge Dr, Powhatan, VA

Three Crosses Distilling Company ✓

3835 Old Buckingham Rd, Powhatan, VA

COFFEE SHOPS

Rise & Grind Cafe ✓

3879 Old Buckingham Rd, Powhatan, VA

Fine Creek Provisions

2453 Robert E Lee Rd, Powhatan, VA

Dunkin'

2738 Fairground Rd, Goochland, VA

FARMS & MARKETS

Powhatan Village Farmers Market ✓

2200 Mann Rd, Powhatan, VA

Quarterfield Markets

3209 Buckingham Rd, Powhatan, VA

Goochland Farmers Market

1889 Sandy Hook Rd, Goochland, VA

Chicory Hill Farm

3520 Three Bridge Rd, Powhatan, VA

Trotter Creek Farm

1673 Rocky Ford Rd, 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 covers local business, real estate, development, retail, and other regional business news.

Visit richmondbizsense.com



The Richmonder publishes independent reporting on Richmond-area news, government, education, sports, and community life.

Visit richmonder.org

