

131 AMERICAN WAY

SUFFOLK, VIRGINIA

YOUR WAY HOME STARTS HERE

VILLAGE
POINTE

A PLACE FOR
EVERY PART OF
YOUR LIFE



**HOWARD
HANNA**

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131 American Way

Suffolk, Virginia 23434

Square Footage

2,255 sq ft

Bedrooms

5

Bathrooms

2 Full | 1 Half

Year Built

2021

Lot Size

0.12 acres

MAKE IT YOURS

- Morning coffee on the covered front porch
- Books, music, conversation, creativity, or focused work in the separate front room
- Weeknight dinners and weekend gatherings around the kitchen island
- Grilling, gardening, pets, and unhurried evenings in the fully enclosed backyard
- Five bedrooms with room for rest, guests, hobbies, and whatever comes next

Nearby & Connected

- Oakland Recreation Center
- Sleepy Hole Golf Course
- Everyday Essentials
- Regional connectedness

ROOM FOR THE WAY YOU LIVE

At 131 American Way, home does not come with a fixed script. The room just off the foyer—with built-ins and French doors—might hold shelves of favorite books, the sound of a piano, long conversations, creative work, or simply a place to close the doors for an hour.

A few steps away, the kitchen island keeps you at the center of things: morning coffee, weeknight dinner, weekend guests, and the inevitable stack of mail. The living area stays connected, so being in the kitchen never means leaving the conversation.

Out back, the patio and fully enclosed yard are ready for the grill, a garden, pets, or an evening with nowhere else to be. Upstairs, five bedrooms give the home room to adjust—to welcome guests, create, recharge, or make space for what comes next.

The real story is not simply how many rooms the home has. It is how many ways those rooms can support the life you want to live.



A CLOSER LOOK

Curated Features & Enhancements

Thoughtful finishes, flexible spaces and practical additions designed for everyday living.

5 BEDROOMS

• 2.5 BATHROOMS

• APPROX. 2,255 SQ FT

• ATTACHED 2-CAR GARAGE

ARCHITECTURAL CHARACTER

Details with distinction

- Floor-to-ceiling vertical wood-slat feature
- Applied geometric molding along the foyer
- Deep green vertical-panel feature wall
- Floor-to-ceiling built-in shelving
- Statement fixtures and recessed lighting
- Fresh paint through much of the interior

SPACE WITH POSSIBILITIES

Room for every part of life

- Five bedrooms with room to adapt over time
- Front parlor set just off the foyer
- Glass-paneled French doors with transom
- Library, music room, sitting room or office
- Open main level with defined living zones
- LVP flooring through the main living spaces

KITCHEN & GATHERING

Connected where it counts

- Kitchen open to the dining and living areas
- Generous center island
- Granite countertops
- Upgraded appliances, including smart range
- Pantry and generous cabinet storage
- Dedicated dining area beside natural light

PRIMARY & PRIVATE SPACES

Space to begin and end the day

- Primary suite with cathedral ceiling
- Private en-suite bathroom
- Walk-in primary closet
- Four additional bedrooms
- Two full bathrooms and one half bathroom
- Ceiling fans for added everyday comfort

OUTDOOR LIVING

Already ready to enjoy

- 12 x 10 backyard patio
- Gazebo-covered outdoor gathering area
- Vinyl privacy fence enclosing the backyard
- Storage shed
- Covered front porch
- Room to dine, garden, gather or unwind

EVERYDAY EASE

The practical pieces are in place

- Attached two-car garage
- Epoxy-finished garage floor
- Washer and dryer included
- Pull-down attic access
- Central air and electric heat pump
- City water and sewer

A Place for Every Part of Your Life

Character where it matters. Flexibility where life asks for it. Ease built into every day.

LET'S GET YOU HOME

A Place for Every Part of Your Life

There is a particular kind of ease in a home that gives every part of life somewhere to land.

At 131 American Way, that sense begins just inside the entry. The front parlor—framed by glass-paneled doors and a transom, with floor-to-ceiling built-ins and a deep green paneled wall—arrives with character already in place. It could hold books or music, conversation or quiet, focused work or creative pursuits. The room is defined enough to feel special and open enough to become whatever the next owner needs.

Beyond it, the main living spaces stay connected. The kitchen, dining area, and living room share easy sightlines, allowing morning coffee, dinner preparation, and conversation to unfold without the home feeling fragmented. A generous island, granite countertops, a smart range and upgraded kitchen appliances keep the kitchen practical, while a floor-to-ceiling wood-slat feature and tailored foyer molding give the surrounding spaces a personality of their own.

With five bedrooms, no single room has to carry every need. The primary suite offers a cathedral ceiling, private bath, and walk-in closet, while the additional bedrooms leave room for rest, guests, hobbies, exercise, work, or whatever life calls for next. Fresh paint through much of the interior and thoughtful finishes create a home that feels ready to settle into rather than waiting on a long list of projects.

Outside, the same thoughtfulness continues. A 12 × 10 patio sits beneath the gazebo, the entire backyard is enclosed by vinyl privacy fencing, and the shed keeps outdoor essentials organized. There is already a setting for dinner outdoors, time in the garden, an afternoon in the shade, or simply opening the back door and enjoying the space. At the front, the covered porch adds one more place to pause.

The result is a home with room for gathering and retreat, productivity and play, ordinary routines and plans still taking shape. It does not tell you how every space must be used. It gives you the freedom to decide.

It's all here—ready to take its place in your life.

What's Nearby?

- Oakland Recreation Center nearby
- Village Pointe's neighborhood streets and central water feature
- Everyday shopping, dining, health care, and services within a short drive
- Convenient connections along Godwin Boulevard to destinations throughout Suffolk and the greater Hampton Roads region



131 American
Way

VILLAGE POINTE

Your Way Home Starts Here



131 AMERICAN WAY

TAKE A LOOK AROUND...



YOUR WAY HOME
STARTS HERE



Scan to view 131 American Way

EXPECT EXCEPTIONAL

A Place for Every Part of Your Life

At 131 American Way, it's the light, openness, and natural flow that make the home feel immediately welcoming. Wide sightlines connect the living, dining, and kitchen areas, while the flexible front room creates space for the part of life that deserves a place of its own—reading, music, work, conversation, or simply a quiet pause.

Daily life moves easily here. Mornings begin around the kitchen island, evenings settle into the living room, and weekends can spill onto the patio beneath the gazebo. With five bedrooms upstairs and a private, fenced backyard beyond, the home balances shared space with room to retreat—comfortable, considered, and ready to be lived in.

YOUR WAY HOME STARTS HERE





YOUR WAY HOME STARTS HERE



WHERE THE WELCOME BEGINS...



Before a room has a purpose, a home has to feel inviting. At 131 American Way, that feeling begins at the curb, with a covered front porch and cheerful entry offering a warm sense of arrival. A generous driveway and attached two-car garage add everyday ease, setting the stage for all the ways life can unfold inside.

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A PLACE FOR EVERY PART OF YOUR LIFE



THE FIRST PLACE TO PAUSE

A covered front porch creates more than a welcoming entrance. It offers a place for morning coffee, a quick hello, or a few unhurried minutes between coming and going—one more way this home makes room for the small rituals that shape everyday life.

YOUR WAY HOME STARTS HERE





YOUR WAY HOME STARTS HERE



WHERE THE DAY BEGINS

Designed for morning rituals, shared meals, and everything between



At the center of the home, the kitchen keeps daily life connected. Granite countertops, abundant cabinetry, and a generous island create room for coffee, meal prep, conversation, and takeout. A smart range adds everyday convenience, while the open layout flows easily into the dining and living areas—ready for slow mornings, busy weeknights, and time together.

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WHERE LIFE GATHERS



A NATURAL PLACE TO PREP,
PAUSE, AND STAY IN THE
CONVERSATION

Rich wood cabinetry and granite surfaces give the kitchen a warm, grounded presence, while the central island makes room for meal prep, serving, and conversation. A smart range adds everyday convenience, and the open connection to the dining and living areas keeps everyone part of the moment—whether dinner is underway or takeout has already arrived.



THE BEST GATHERINGS
RARELY STAY IN ONE ROOM

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A PLACE AT THE TABLE

Open, connected, and made for more than mealtime



The dining area sits naturally between the kitchen and living room, keeping meals, conversation, and everyday routines connected. There is room to host, spread out, or let dinner linger a little longer—without anyone feeling removed from what is happening nearby. It is an adaptable space that works just as well for an ordinary Tuesday as it does for a full table.

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MAKING IT YOUR OWN

Library, music room, sitting room, creative studio, or workspace—the glass-paneled doors create separation when you want it, while the flexible layout leaves the purpose entirely up to you.



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Wall-to-wall built-ins and a deep green paneled feature wall give the room distinctive character—while leaving what comes next entirely up to you.

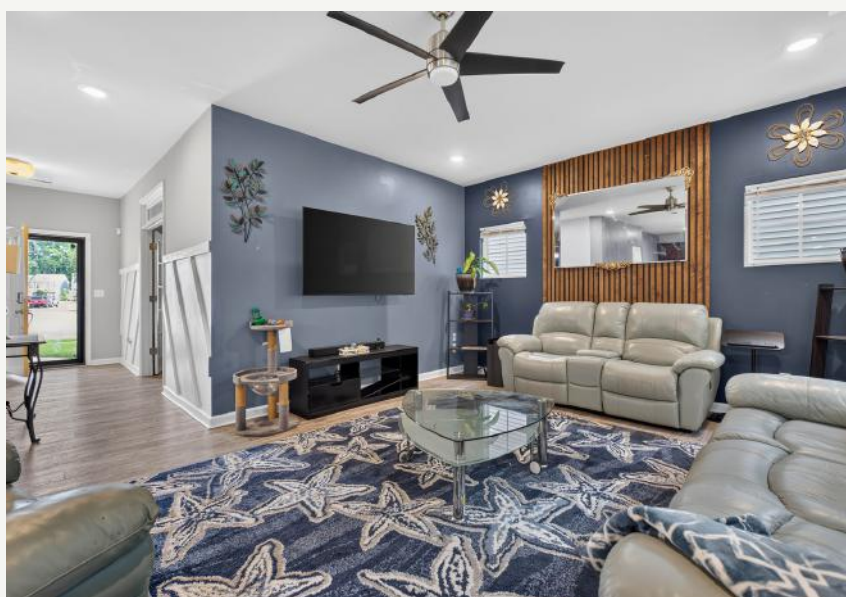


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A PLACE TO
SETTLE IN,
STRETCH
OUT, AND
STILL BE
PART OF
WHAT'S
HAPPENING.



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WHERE THE DAY SLOWS DOWN



GENEROUS SCALE, SOFT LIGHT, AND ROOM TO UNWIND

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DESIGNED FOR THE QUIETER HOURS



SPACE TO SETTLE IN

A vaulted ceiling gives the primary bedroom an open, airy feel, while the deep blue paneled wall adds depth and definition. Space beyond the essentials makes the room easy to live in—comfortable enough for slow mornings, unhurried evenings, and time entirely your own.

YOUR WAY HOME STARTS HERE



A MORE EFFORTLESS ROUTINE



Directly connected to the primary bedroom, the en suite bath keeps everyday routines moving with a wide vanity, generous counter space, an expansive mirror, and a tub-and-shower combination with a sliding glass enclosure. Bright and comfortably arranged, it brings ease to rushed mornings and slower evenings alike.



YOUR WAY HOME STARTS HERE



ROOM FOR WHAT COMES NEXT



Bright, well-proportioned bedrooms make the home feel ready from the start—comfortable for everyday life and welcoming when guests arrive.



With five bedrooms in all, there is room for rest, study, creativity, and whatever comes next.

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A
BEDROOM
WITH
ROOM TO
SPARE



*A walk-in closet keeps
storage close at hand
and the room feeling
calm and uncluttered.*

*Generous proportions
create a comfortable
bedroom with space
for larger furnishings,
a reading corner, or
longer stays.*

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A ROOM WITH ITS OWN POINT OF VIEW



A bold blue feature wall gives this bedroom character, while soft neutral finishes and natural light keep it easy to personalize. Comfortable in scale and quietly set apart, it is ready to become whatever its next owner needs it to be.



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READY FOR
THE
RHYTHM OF
THE DAY



The home's additional full bath pairs a generous vanity and expansive mirror with a tub-and-shower combination, giving daily routines the space and flexibility they need. Bright, practical, and easy to share, it is designed for the rhythm of real life.



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A PRIVATE PLACE TO TAKE LIFE OUTSIDE



Enclosed by vinyl privacy fencing, the backyard creates room for morning coffee, outdoor dining, pets, and unhurried evenings beneath the gazebo.

A 12-by-10 patio anchors the gathering space, while the storage shed keeps outdoor essentials close without taking over the yard.



A PLACE FOR EVERY PART OF YOUR LIFE

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YOUR WAY HOME STARTS HERE



INSIDE AND OUT, THERE IS ROOM
TO LIVE WELL.



PERFECTLY
PLACED IN
VILLAGE
POINTE

TRUST • COMMUNITY • CONNECTION



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EXPECT EXCEPTIONAL



Video Tour 131 American Way

TAKE A CLOSER LOOK
Scan to watch the property film and
experience 131 American Way in
motion—from its flexible spaces and
connected living areas to the private
backyard beyond.

SCAN TO STEP INSIDE

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Set in Suffolk's Oakland area, Village Pointe pairs a calm residential setting with everyday access. Sidewalk-lined streets, neighborhood ponds, and a wooded backdrop give the community a sense of openness, while Oakland Recreation Center sits just beyond the neighborhood and Godwin Boulevard connects residents to shopping, dining, services, and regional routes. It feels comfortably removed from the busier pace without being disconnected from daily life.

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131 American Way

Village Pointe Lifestyle Snapshot

NEIGHBORHOOD CALM WITH EVERYDAY CONVENIENCES CLOSE AT HAND.



VILLAGE POINTE COMMUNITY VIEW

The Setting

Set in Village Pointe in Suffolk's Oakland area, 131 American Way is part of a residential community shaped by sidewalks, neighborhood ponds and a wooded backdrop. The setting feels comfortably removed from heavier commercial activity while remaining connected to the routes used for daily life.

Local Texture

Tree-lined edges, pockets of water and connected residential streets create a quieter neighborhood rhythm. Oakland Recreation Center sits just beyond the community.

Dining & Services

Groceries, pharmacy, coffee and dining are a short drive away along Godwin Boulevard and nearby Suffolk corridors.

Daily Life

Oakland Recreation Center	0.3 mi
Gas	1.2 mi
Sleepy Hole Golf Course	4.2 mi
Groceries	4.8 mi
Pharmacy	4.9 mi
Coffee	6.9 mi

A quieter residential setting, with everyday destinations still within a manageable drive.

Getting Around

Village Pointe is primarily car-oriented. Godwin Boulevard provides the main connection toward central Suffolk and surrounding Hampton Roads destinations.

EVERYDAY ACCESS WITHIN REACH



Schools & Orientation

• Oakland Elementary	PK-5
• King's Fork Middle	6-8
• King's Fork High	9-12

School assignments should be independently verified with Suffolk Public Schools.

Nearby Recreation

- Oakland Recreation Center
- Sleepy Hole Golf Course
- Lone Star Lakes Park
- Sleepy Hole Park

Nearby parks expand the options for trails, fishing, paddling, picnics and time outdoors.

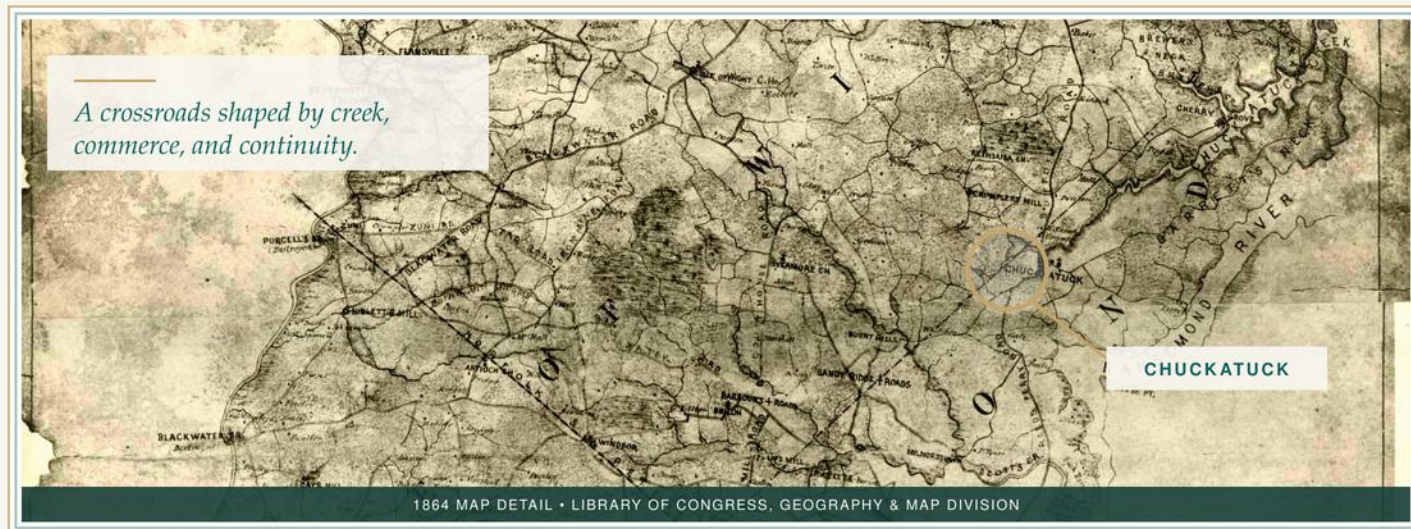
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INFORMATION IS PROVIDED FOR GENERAL ORIENTATION ONLY. DISTANCES ARE APPROXIMATE.
SCHOOL ASSIGNMENTS, AMENITIES AND ROUTES SHOULD BE INDEPENDENTLY VERIFIED.

CHUCKATUCK

Area Portrait

HISTORIC ROOTS, LOCAL CHARACTER, AND ROOM TO BREATHE.



Village Pointe's Oakland setting connects naturally to the wider Greater Chuckatuck area, where early history, working waterways, independent local stops, and a quieter residential rhythm remain part of the same story.

Rooted in History

Chuckatuck developed in the mid-17th century, shaped by agriculture, water routes, and overland trade. Its historic district preserves 62 contributing buildings, including weatherboarded homes and small-scale architecture from the 19th and early 20th centuries.

MID-17TH CENTURY ROOTS

62 CONTRIBUTING BUILDINGS

A Name with Meaning

Virginia DHR records the name as being of Indigenous origin, meaning “crooked creek”—a reminder of the waterways that shaped settlement and trade.

Local Character

Independent businesses and familiar stops give the area a practical, personal rhythm. Saunders Supply traces its local roots to the 1930s; family-owned Kelly's Nursery has served Chuckatuck since 1980.



Local Names & Places

- Saunders Supply
- Kelly's Nursery
- Greater Chuckatuck Historical Foundation

Outdoors, Naturally

At Lone Star Lakes Park, 1,063 acres and 11 lakes create room for fishing, canoeing, trails, picnics, a playground, and more. The area's waterways and wooded edges extend that open-air character beyond the park.

1,063 ACRES

11 FRESHWATER LAKES

One Historic Detail

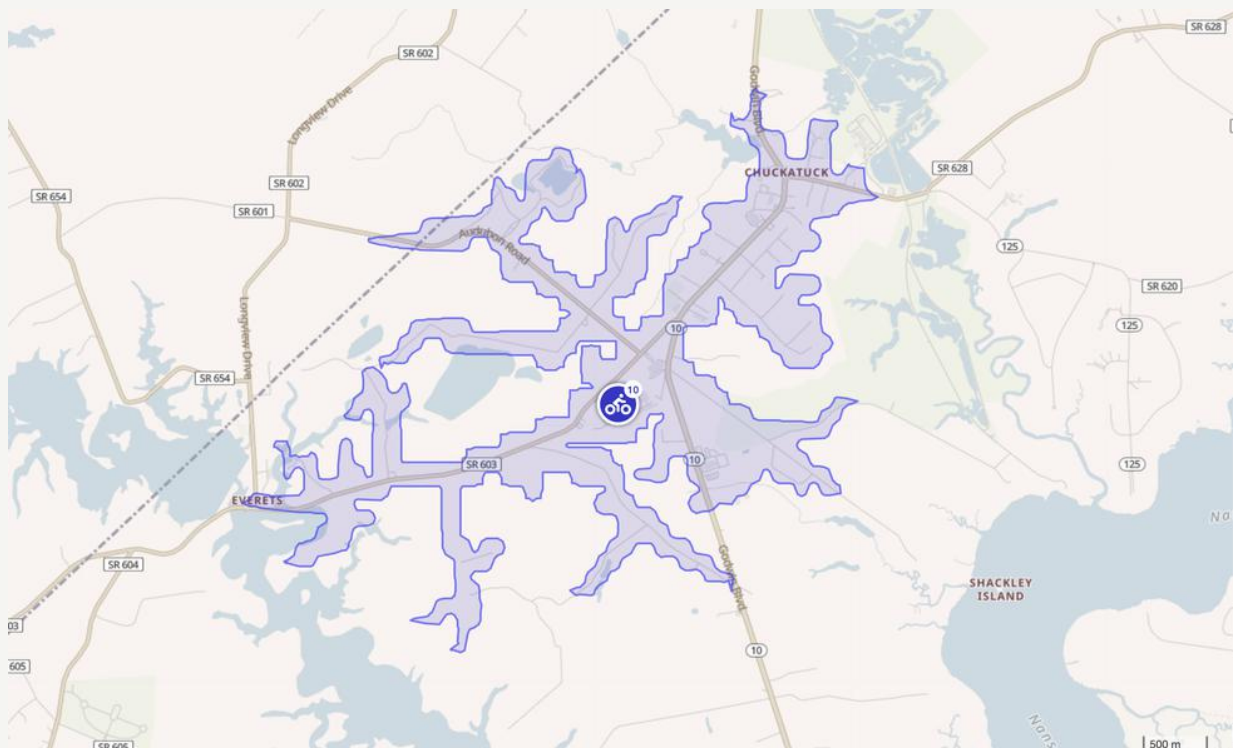
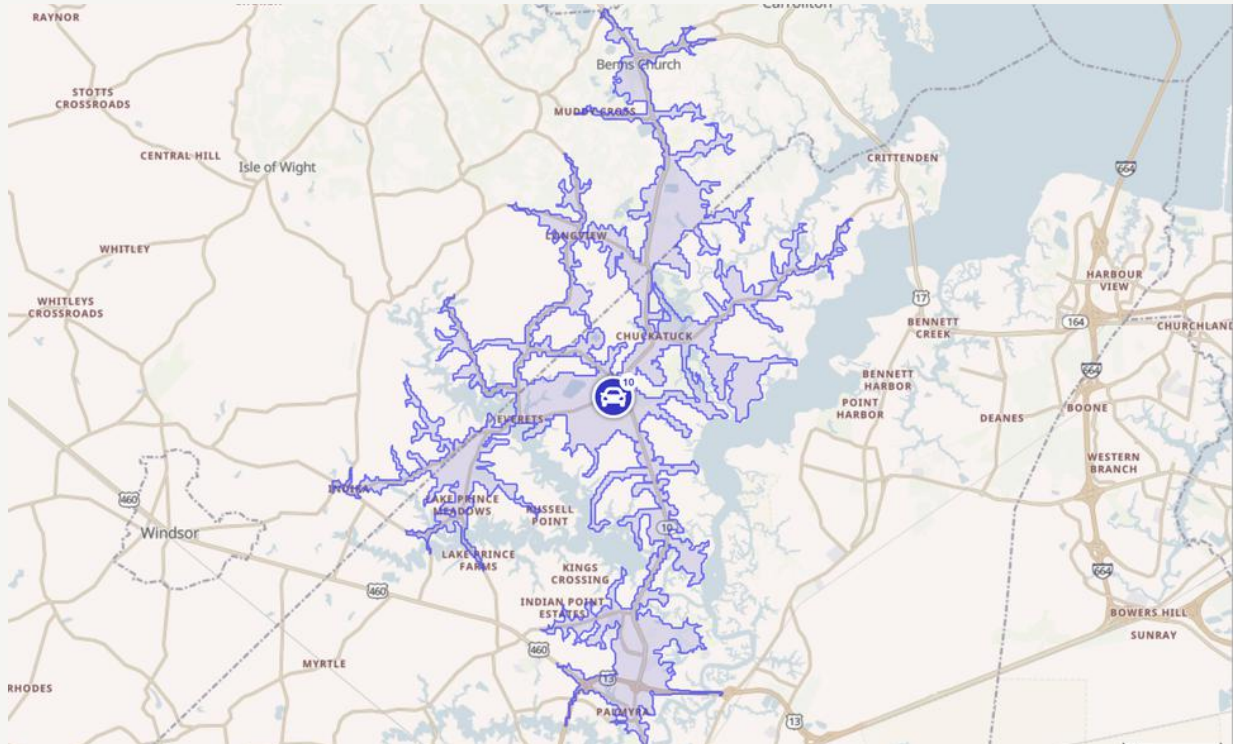


Historic buildings are part of the local texture—not the whole of its story.

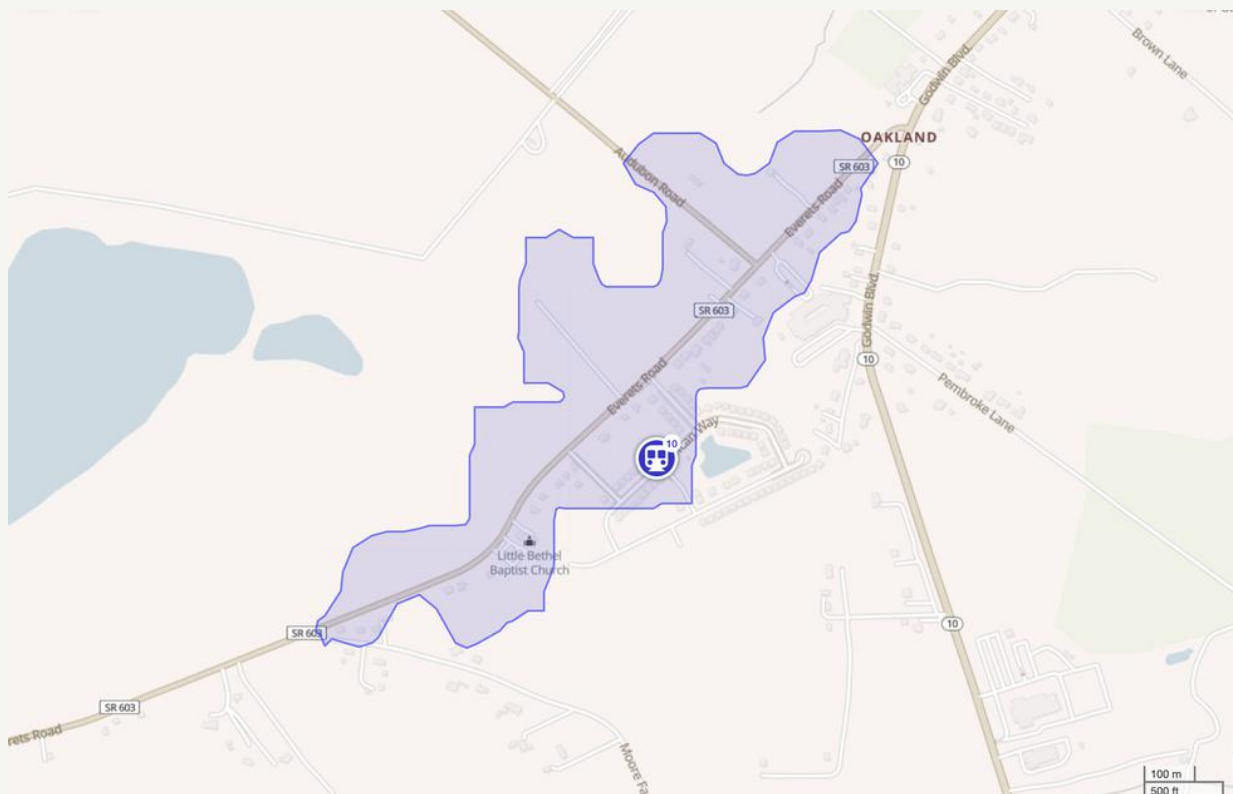
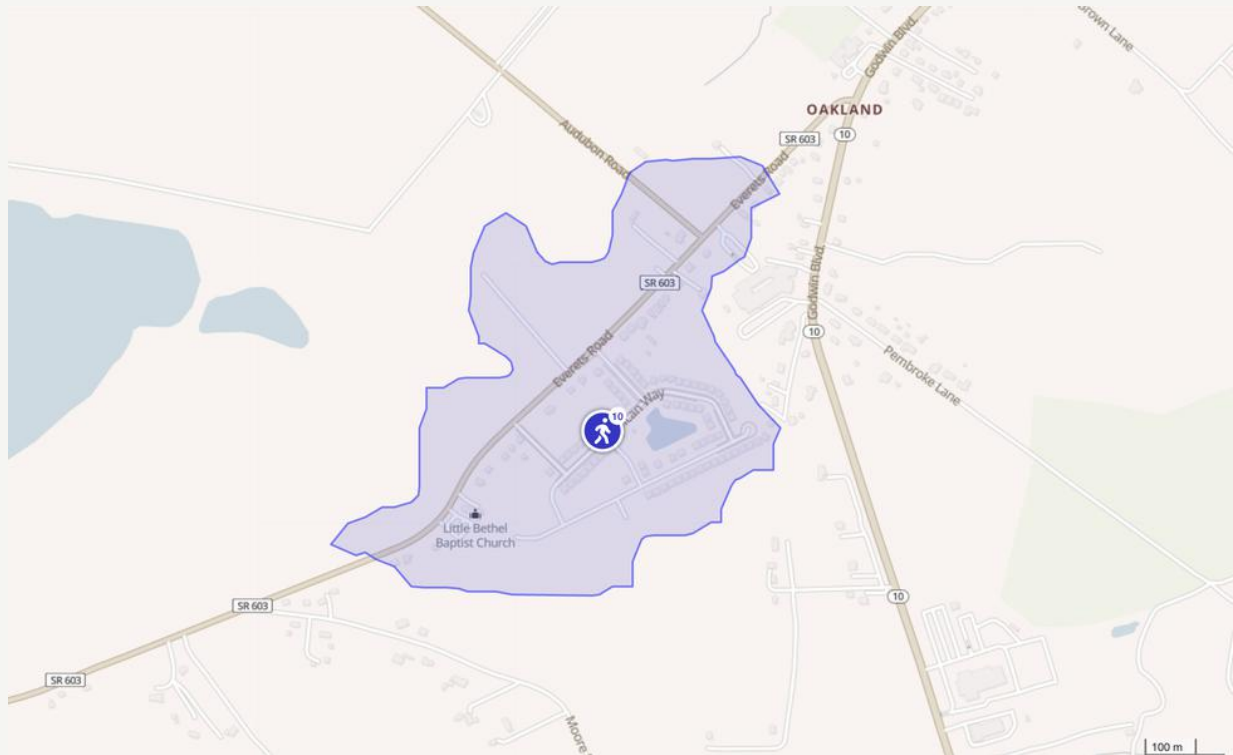
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SOURCES: VIRGINIA DHR & NATIONAL REGISTER NOMINATION • GREATER CHUCKATUCK HISTORICAL FOUNDATION • CITY OF SUFFOLK • SUFFOLK TOURISM
BUSINESS DETAILS: SAUNDERS SUPPLY & KELLY'S NURSERY OFFICIAL SITES • MAP: LIBRARY OF CONGRESS. HOURS AND ACCESS SHOULD BE VERIFIED.

Commute Time



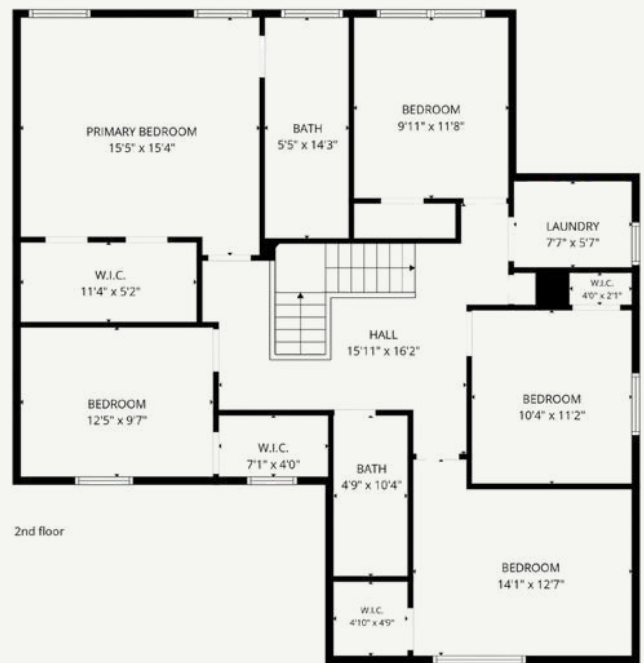
Commute Time



FLOOR PLANS



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

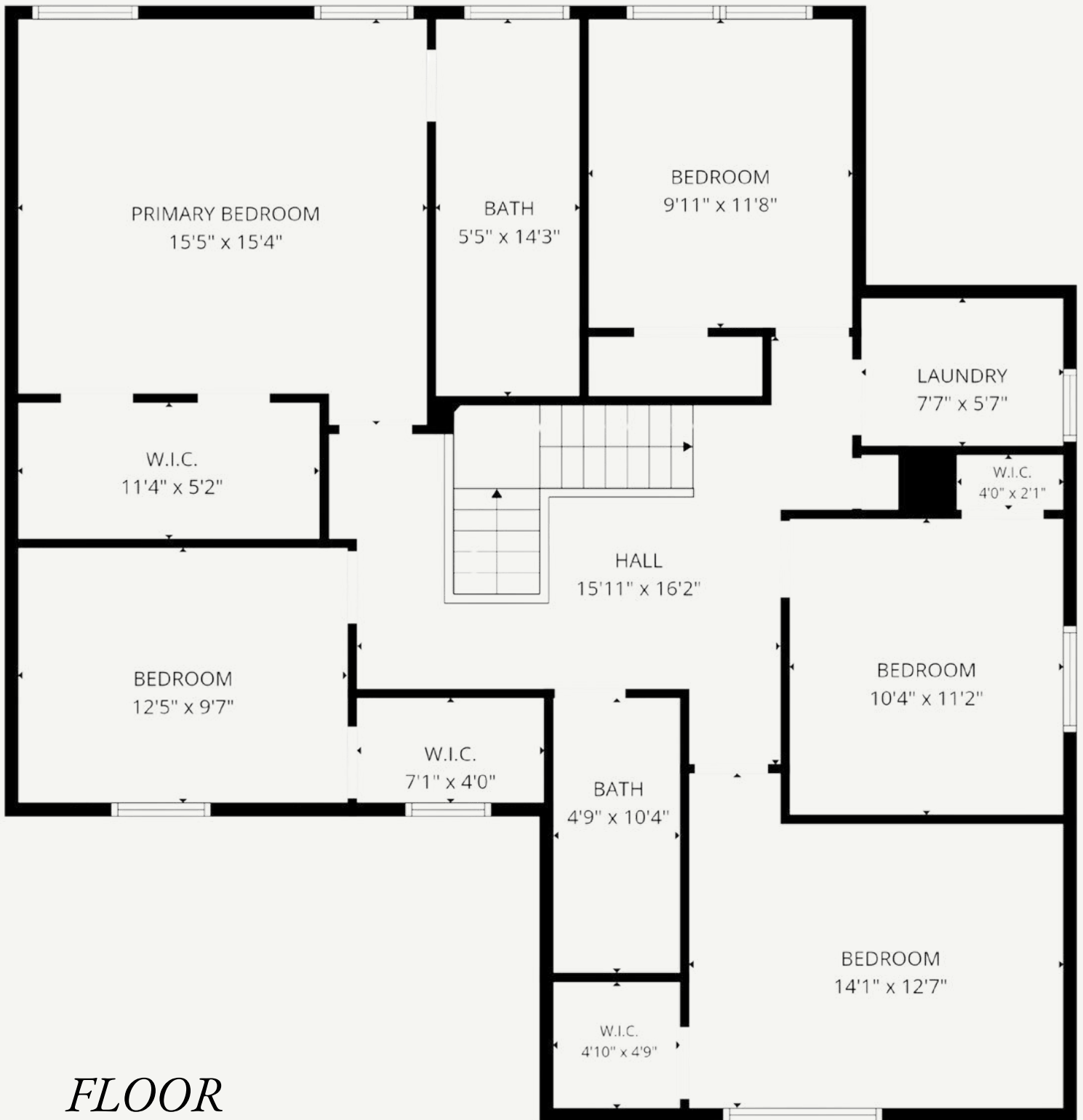
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FLOOR
ONE

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

YOUR WAY HOME STARTS HERE



FLOOR TWO

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

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A PLACE FOR WHAT COMES NEXT

By now, you've seen the many ways this home makes room for life—the mornings that begin around the kitchen island, conversations that move easily through the open living spaces, and a flexible room ready to become a library, music room, sitting room, or something entirely your own.

There is space to gather and space to retreat. A private backyard for slow evenings and celebrations. Bedrooms that welcome both everyday routines and overnight guests. Thoughtful details that bring personality to the home without deciding how you must live in it.

131 American Way doesn't ask every part of life to fit into one fixed idea. It gives each part a place—quiet and lively, practical and personal, familiar and still full of possibility.

Perhaps what comes next is yours.

NOW THAT YOU KNOW THE WAY... LET'S GET YOU HOME.

Let's *GET* You Home

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