

RESIDENTIAL PROPERTY GUIDE



160 Arkwright Road
Porch Mornings and Fireside
Evenings in North Chesterfield



Meet the Listing Agent, *Ryan Williamson*

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 Ryan at (804) 625-6379.



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 Bathroom



1,640 sqft

Scan for updated
listing price & status



160 Arkwright Road North Chesterfield, VA 23236

Picture a quiet morning on the front porch, coffee in hand, or an evening by the wood-burning fireplace. At 160 Arkwright Road in North Chesterfield, there's room to enjoy both. The spacious kitchen includes a dining area and pantry, while a stone fireplace surround and built-in bookcase bring character to the living space. Step through the laundry and mudroom to the backyard, where a large, level lot backs to a wooded creek.

Whether you're gathering around the table, spending an afternoon outside, or settling in by the fire, the porch, yard, and comfortable spaces make this a welcoming place to call home.





Table *of* Contents

HOME TOUR

- 5 Features
- 9 Floorplans
- 10 Property Lines
- 11 Utility Providers
- 12 Home Facts



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

- 16 Area Highlights
- 17 Everyday Essentials
- 18 Health Care
- 19 Government Services
- 20 Parks & Recreation
- 21 Restaurants
- 22 Local News & Events

Welcome to 160 Arkwright Road!

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.



Ryan Williamson
Realtor
Proximity Realty
(804) 625-6379.



**PROXIMITY
REALTY**
Brokered by eXp Realty





Good Meals *Easy* Conversation

Keep the conversation going while dinner comes together, with the dining table just beyond the kitchen's peninsula. White cabinetry and a window above the sink give the room a bright feel, while generous counter space provides room for preparing a meal or setting out dishes to share.

Glass-front cabinets offer a place to display favorite pieces, with a separate counter below that works well as a coffee station or serving area. A pantry adds storage for everyday staples, helping keep essentials close at hand as you move from cooking to gathering around the table.



Real estate photography by Kando Photo



Room for Company & Fireside Evenings

The living room offers a comfortable place to welcome guests, with recessed lighting and a wide opening to the dining area that makes it easy to continue the conversation after dinner.

As the evening winds down, settle into the family room beside the wood-burning fireplace, framed by a floor-to-ceiling stone surround and raised hearth. Built-in bookcases and cabinets provide space for favorite books and personal touches, with everyday storage below.





A Restful Place *to Call Your Own*

With windows on two walls and greenery just beyond, the primary bedroom offers a peaceful setting to begin and end the day. Neutral tones and soft carpeting create a comfortable backdrop for your own furnishings, while a ceiling fan adds a gentle breeze overhead. The adjoining bathroom brings convenience to daily routines, with its own window allowing natural light into the space.



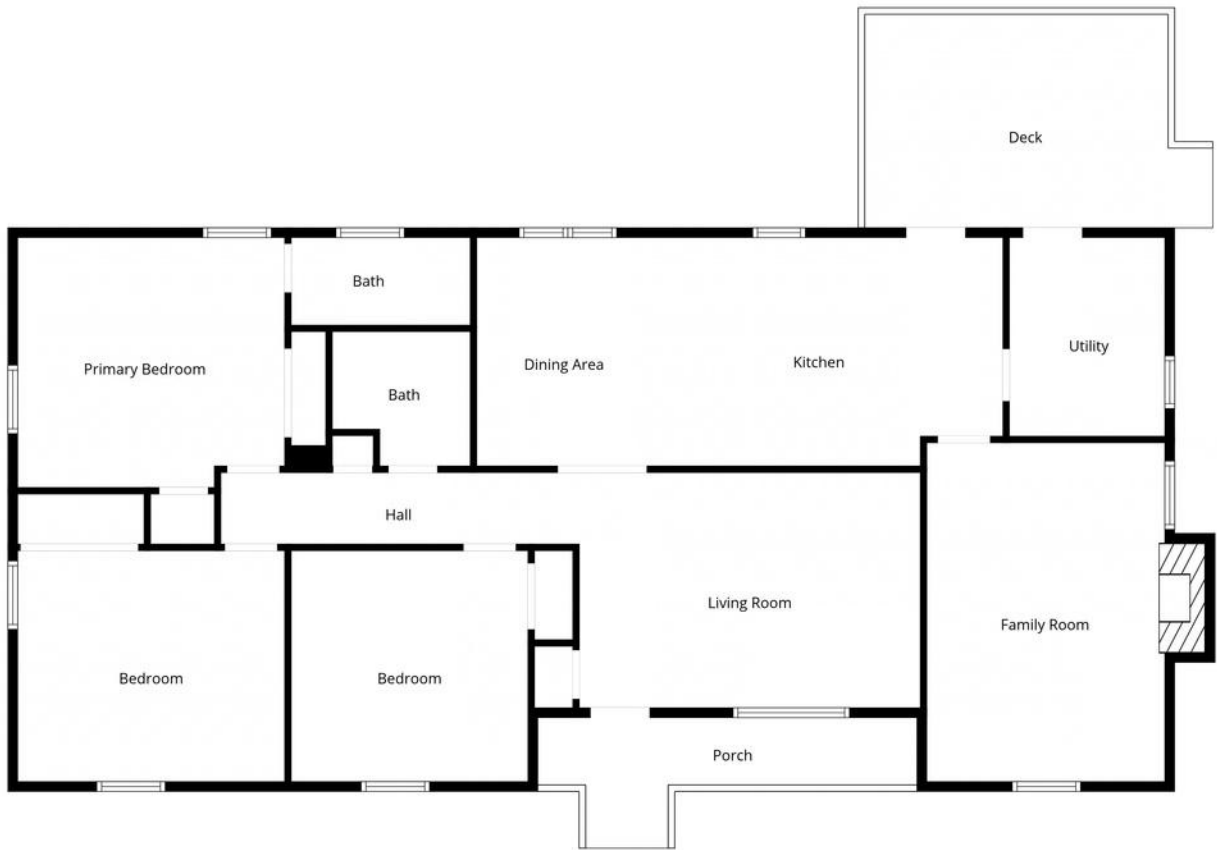


A Wooded Backdrop *for* Life Outdoors





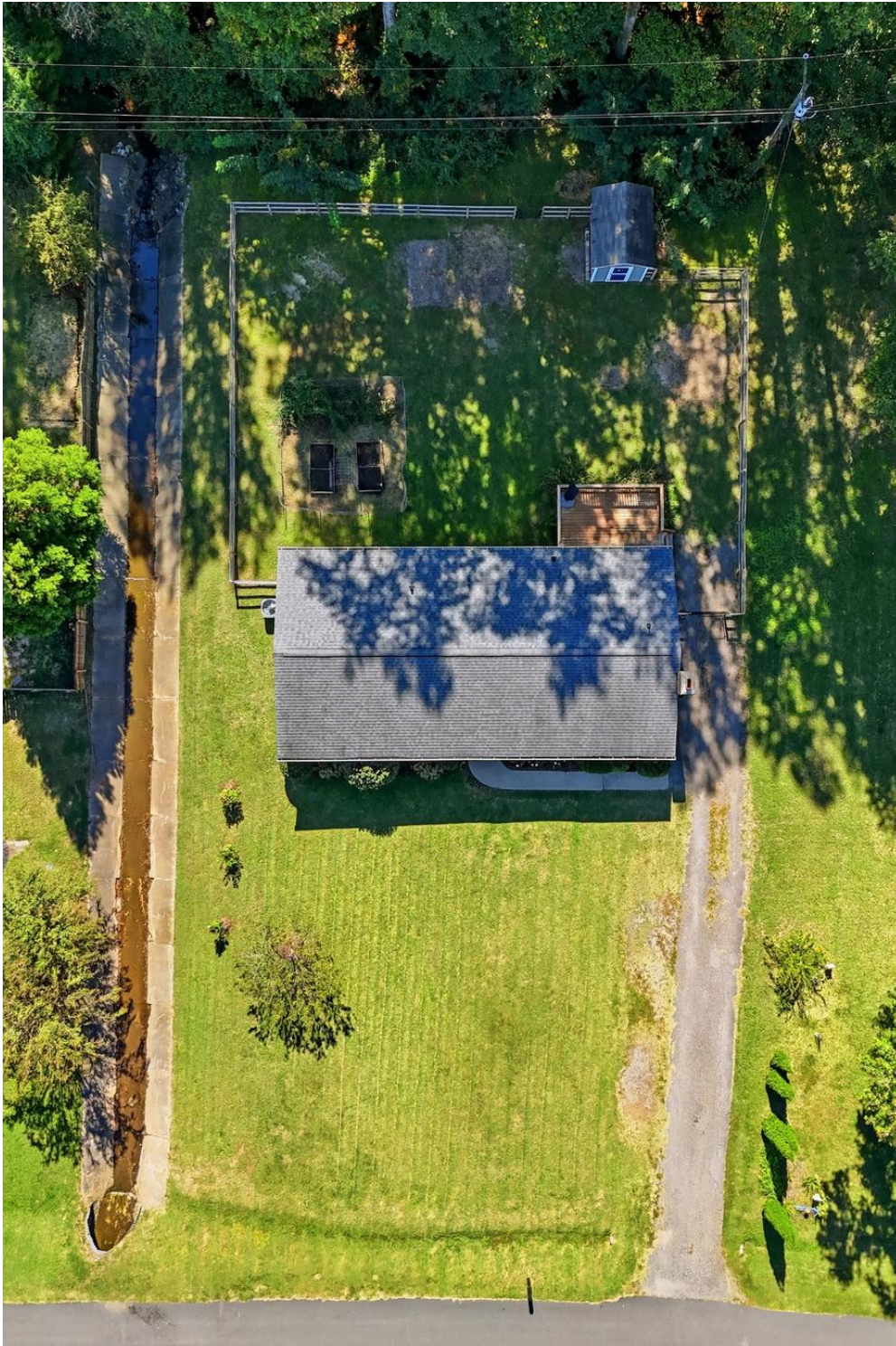
Floorplans



Floor Plans Are For Marketing Purposes Only. Measurements And Layout Are Deemed Reliable But Not Guaranteed. Buyer And Agent To Perform Due Diligence As Needed.



Aerial Photo



Lot Size: 0.44 acres



Home Facts

UTILITY PROVIDERS

Electricity

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

Water & Sewer

Chesterfield County
Public Utilities
(804) 748-1271

Trash & Recycling

Choice Waste
(804) 234-4444

Internet & Cable

Verizon Fios

ROOF

Asphalt Shingle (9 years old)
Seamless gutters added in 2020

FOUNDATION

Crawlspace

HEATING & COOLING

Electric heat pump (2021)

ELECTRICAL

Main breaker: 200 amps
Added switch kit for portable generator

PLUMBING

Copper piping
Electric water heater tank (2023)
Main water shutoff valve located in crawlspace

FIREPLACE

Woodburning
Stone Surround





Home Facts

Improvements

New Faucets (2026)

New Dishwasher (2026)

Installed seamless gutters (2020)

Replaced roof (2017)

Replaced heat pump (2021)

Replaced water heater (2023)





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.

Ryan Williamson

REALTOR®

Proximity Realty | Brokered by eXp

(804) 625-6379

ryan@proximityrealty.com

Ryan is a Texas native and has lived in Central VA for nearly two decades. When he isn't serving clients, you'll find him either at home with his wife of 13 years and 3 kiddos, volunteering at Church, or flexing some culinary muscle in the kitchen. His favorite part of being an agent is helping clients achieve their Real Estate goals. Check out this quote from his LinkedIn Profile:

"A home is more than a place of residence. It's where life happens. Relationships are forged and families grow at home. Wealth is created and ambitions are realized in a home. Home is where you long to return and the place from which new adventures are embarked. If you are looking for a place to call home, I can help you find it. No one dedicates their time and talent like I do in pursuit of the day when you receive a set of keys and are welcomed home."

We love Ryan's heart for serving others and are so happy to have him as part of Proximity Realty family!



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 combines the comfort of established neighborhoods with the convenience of the greater Richmond region. Mature trees and green spaces give many residential areas a relaxed feel, while local shops and restaurants provide familiar stops throughout the week.



Area Details

PUBLIC SCHOOLS

Reams Road Elementary

10141 Reams Rd,
Richmond, VA
reamses.oneccps.org

Providence Middle School

900 Starlight Ln,
Richmond, VA
providencems.oneccps.org

Monacan High School

11501 Smoketree Dr,
Richmond, VA
monacanhhs.oneccps.org

PRIVATE SCHOOLS

Collegiate School, JK - 12th

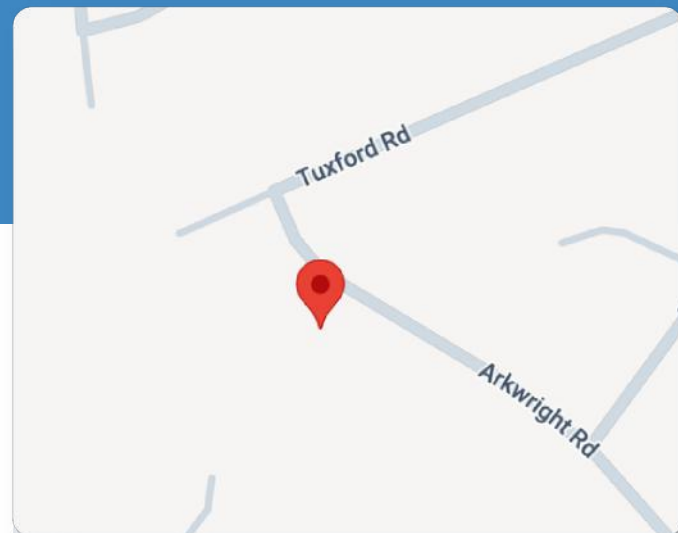
103 N Mooreland Rd,
Richmond, VA 23229
collegiate-va.org

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 Interstate

Powwhite Parkway (VA 76)
Approximately 5-10 minutes

Richmond International Airport

Approximately 30-40 minutes

Downtown Richmond

Approximately 20-25 minutes

Westchester Commons

Approximately 15-20 minutes

GETTING AROUND

Tuxford Road connects the neighborhood to Midlothian Turnpike, with access to Powwhite Parkway for trips toward Downtown Richmond. Head west along Midlothian Turnpike for shopping and dining, including Westchester Commons at Route 288.

Everyday Essentials

GROCERY & PHARMACY

Food Lion

1100 Courthouse Rd, Richmond, VA

Lidl

1311 Mall Dr, North Chesterfield, VA

CVS Pharmacy

10100 Robious Rd, Richmond, VA

PERSONAL CARE

Crunch Fitness

11500 Midlothian Tpke, Richmond, VA

Hair by Lisa Love

1108 Courthouse Rd, North Chesterfield, VA

VIP Barbershop

9922 Midlothian Tpke, North Chesterfield, VA

CHILD CARE

Skipwith Academy at Huguenot

11211 W. Huguenot Rd, Richmond, VA

The Goddard School, Robious Station

2361 Robious Station Cir, Midlothian, VA

SHOPPING

Chesterfield Towne Center

11500 Midlothian Tpke, Richmond, VA

Target

11301 Midlothian Tpke, Richmond, VA

AUTO CARE

804 Auto Repair

10910 Southlake Ct, Suite E, North Chesterfield, VA

Ferber's Tire & Auto Service

11201 Midlothian Tpke, Richmond, VA

GO Car Wash

8220 Midlothian Tpke, Richmond, VA

PET CARE

Stonehenge Veterinary Hospital

906 Southlake Blvd, Richmond, VA

Holiday Barn Pet Resorts

614 Johnston Willis Dr, Richmond, VA

Good Dog Grooming

310 N. Arch Rd, Richmond, VA

Health Care

HOSPITALS

Bon Secours St. Francis

13710 St Francis Blvd, Midlothian, VA

Johnston-Willis Hospital

1401 Johnston Willis Dr, Richmond, VA

VA Hospital

1201 Broad Rock Blvd, Richmond, VA

PRIMARY CARE

Primary Health Group, Johnston-Willis

1471 Johnston Willis Dr, Richmond, VA

Primary Health Group, Chippenham

500 Hioaks Rd, Suite B, Richmond, VA

Partner MD Midlothian

Millworks, Building 5, 13901 Coalfield Commons Pl #201, Midlothian, VA

VISION & HEARING

Visionary Optometry, Lauren Smith OD

5919 Harbour Park Dr, Midlothian, VA

The Eye Place Optometry

1601 Huguenot Rd, Midlothian, VA

Richmond Hearing Doctors

13924 Coalfield Commons Pl Ste 200 Floor 2, Midlothian, VA

URGENT CARE

Patient First

8110 Midlothian Tpke, Richmond, VA

Bon Secours Urgent Care

14163 Midlothian Turnpike, Midlothian, VA

PEDIATRIC CARE

Chesterfield Pediatrics

5955 Harbour Park Dr, Midlothian, VA

Complete Care for Kids

13204 Hull Street Rd, Midlothian, VA

James River Pediatrics

1521 Huguenot Rd, Suite 101, Midlothian, VA

DENTAL

Best Smiles South Richmond

9945 Hull Street Rd, Richmond, VA

Virginia Family Dentistry, Huguenot

1612 Huguenot Rd, Midlothian, VA

Midlothian Dental Center at Bon Air

9015 Forest Hill Ave, Bon Air, VA

Government Services

Chesterfield County

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
- 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



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

Pocahantas 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

Texas Roadhouse

1570 W. Koger Center Blvd, Richmond, VA

El Guapo

11106 Hull Street Rd, Midlothian, VA

Triniroti Virginia

10811 Hull St, Midlothian, VA

The Boathouse at Sunday Park

4602 Millridge Pkwy, Midlothian, VA

CAVA

13421 Hull St, Midlothian, VA

Steak & Sabor

13979 Raised Antler Cir, Midlothian, VA

BREWERIES & WINERIES

Funktastic Meads & Beer

1212 Alverser Plaza, Midlothian, VA

Triple Crossing Beer

1101 Winterfield Xing, Midlothian, VA

Providence Farms Cidery

1315 S Providence Rd, Richmond, VA

Waters Edge Winery

2201 Chartermark Dr, Midlothian, VA

COFFEE SHOPS

7 Brew Coffee

11601 Midlothian Tpke, Midlothian, VA

E'din Cafe

9550 Midlothian Tpke, North Chesterfield, VA

Mugshot Coffee & Cafe

3505 Courthouse Rd, Richmond, VA

FARMS & MARKETS

Farmers Market at St. Stephen's

6000 Grove Ave, Richmond, VA

Bon Air Farmers Market

2040 McRae Rd, Bon Air, VA

Swift Creek Berry Farm

17210 Genito Rd, Moseley, VA 23120

South of the James

4021 Forest Hill Ave, Richmond, 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

