

LUXURY HOME PROPERTY GUIDE



3613 Archers Ridge

Refined Comfort & Timeless Style
Surrounded by Wooded Privacy



Meet the Listing Agent, *Susan Stynes*

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

For this property, Susan Stynes 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 Susan at (804) 594-6750



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, Evan Rutherford, to get started with your pre-approval.



Evan Rutherford

Arbor Home Loans
NMLS #1513339
(804) 584-4282

Apply Online



ARBOR
HOME LOANS



5 Bedrooms



4 Bathrooms



3,612 sqft

Scan for updated
listing price & status



3613 Archers Ridge Powhatan, Va 23139

Nestled on a beautifully landscaped private wooded homesite in the Aston neighborhood, this exceptional home offers the perfect blend of luxury, comfort, and everyday functionality. From the impressive two-story foyer and light-filled open floor plan to gorgeous hardwood floors and timeless finishes, every detail has been thoughtfully designed.

The gourmet kitchen features white cabinetry, stainless steel appliances, a large center island, and flows seamlessly into the spacious family room with a cozy fireplace. A first-floor bedroom with full bath access offers flexibility for guests, multigenerational living, or a private home office.

Outside, enjoy the expansive screened porch, covered patio, fenced backyard, oversized three-car garage, walk-out basement, and detached storage building.





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A deeper look at the home

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Welcome to 3613 Archers Ridge

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.



Susan Stynes
Realtor
River City Elite Properties
(804) 594-6750



Watch *the* Tour

Video by Priceless Productions



The Heart of the Home *Made for Everyday Moments*

The kitchen brings a bright, timeless feel to the center of the home, with white cabinetry, stainless steel appliances, gas cooking, and a large island that offers plenty of room for prep, serving, and casual conversation. Pendant lighting, warm hardwood floors, and the arched window above the sink add character while keeping the space comfortable and inviting.

Designed to flow easily into the surrounding living and dining areas, this kitchen supports the rhythm of everyday life just as well as entertaining. Whether it's weeknight dinner, holiday hosting, or friends gathered around the island, the layout keeps everyone connected.





Open sightlines connect the main living spaces, giving the home an easy, comfortable flow from morning routines to evening gatherings.

The family room offers a warm place to unwind by the fireplace, while the dining room sits nearby for everyday meals and special occasions. A front office adds flexible space for work, homework, or a quiet place to focus.

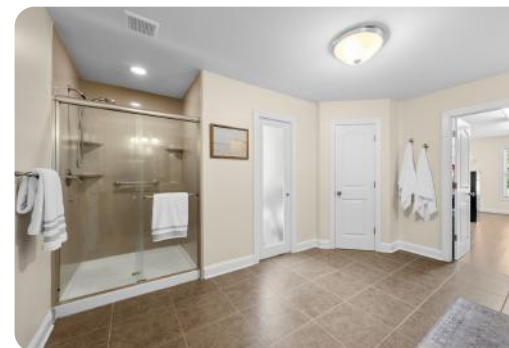


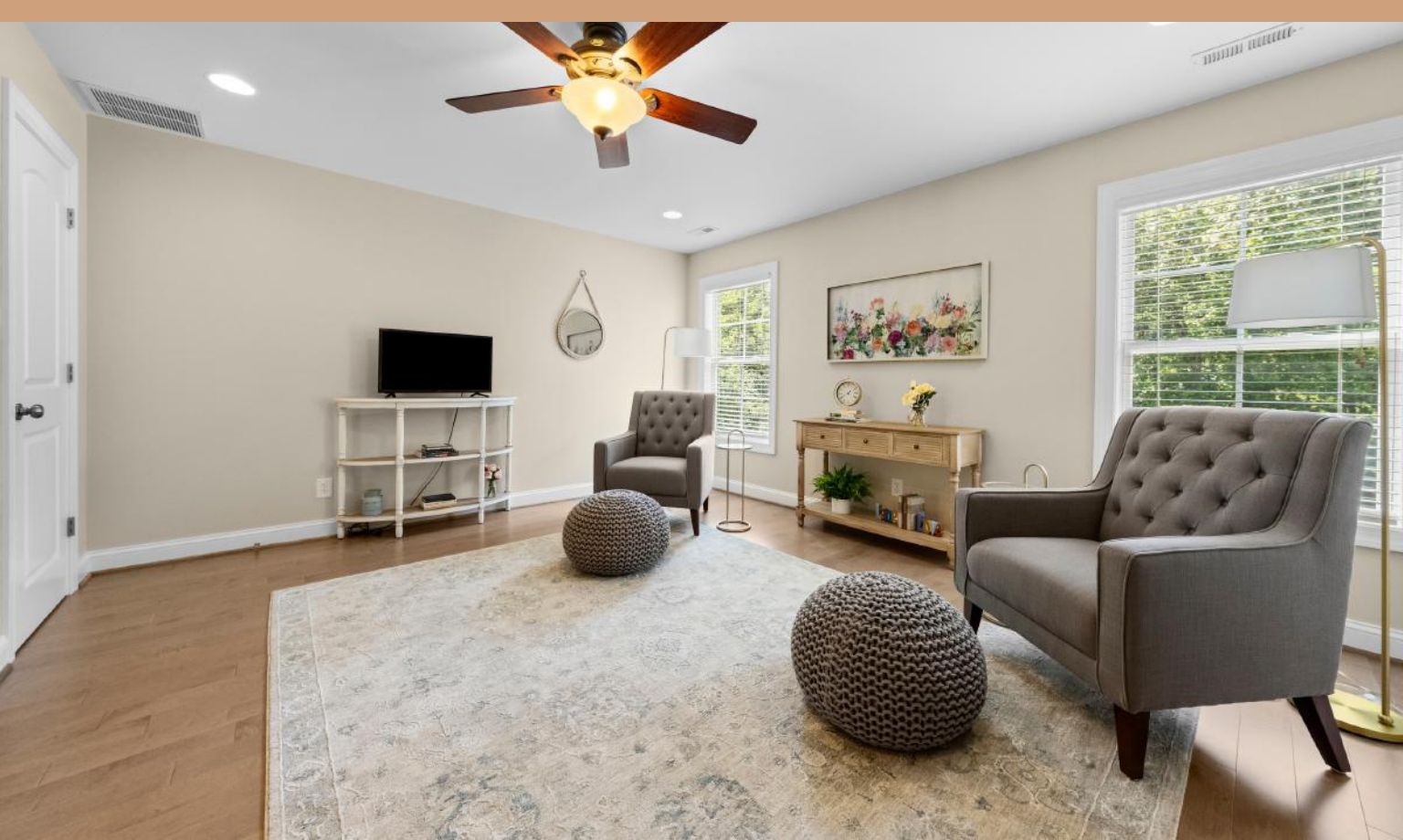


A Private Retreat *with* Room to Unwind

The primary suite feels calm and spacious, with hardwood floors, soft natural light, and enough room for a comfortable sitting area by the windows.

The bath continues the sense of ease with dual vanities, a large walk-in shower, and a generous closet that keeps daily routines organized, comfortable, and private.





The second floor adds flexibility without feeling disconnected from the rest of the home. Additional bedrooms offer comfortable space for family and guests, while also adapting easily as a playroom, study area, reading room, or quiet upstairs lounge.

With laundry located on the same level as the bedrooms, daily routines feel more convenient. Two additional full bathrooms also make the upstairs layout especially functional, giving everyone room to move through busy mornings, bedtime routines, and overnight visits with ease.





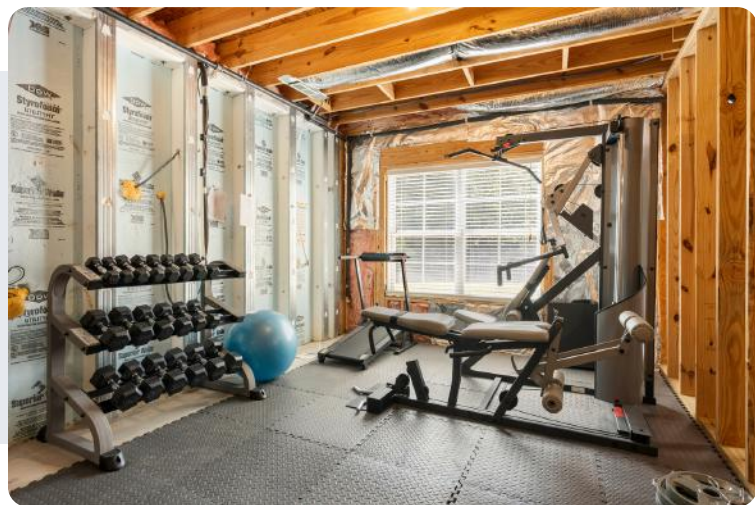
Your Outdoor Escape

The screened porch extends the home's living space into the outdoors, creating an easy place for morning coffee, casual dinners, and quiet evenings overlooking the fenced backyard. Exposed wood ceiling beams, a ceiling fan, and generous room for both seating and dining make the space feel finished, comfortable, and connected to the home. Surrounded by mature trees, it offers shade, privacy, and a natural backdrop for everyday living.



Room for Expansion

Space for Fitness



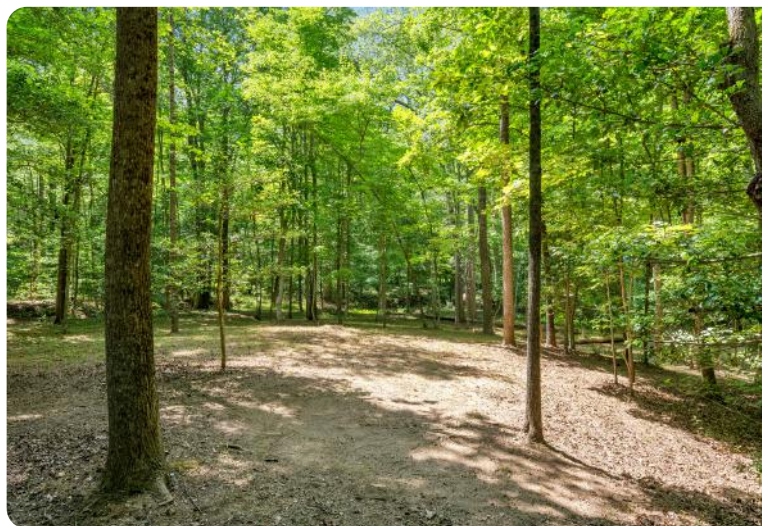
Ample Storage



Mature Grounds, Peaceful Surroundings

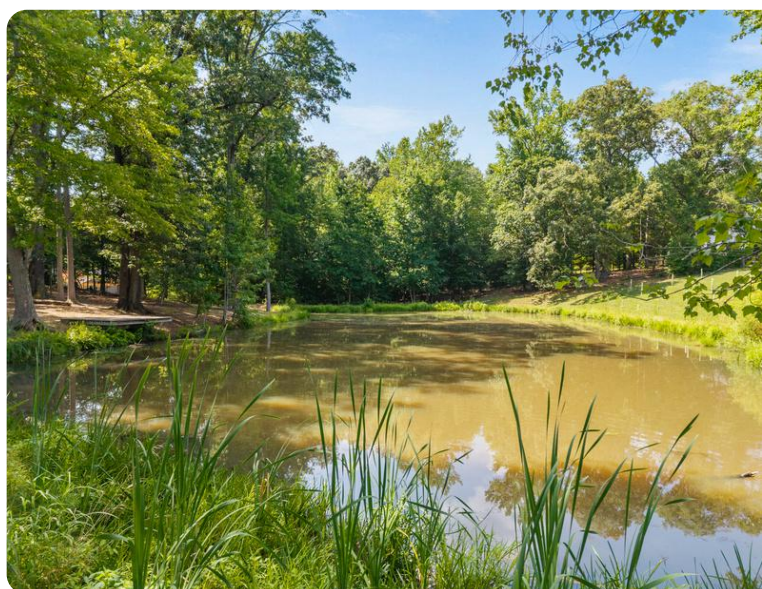
Set on 3.054 acres, 3613 Archers Ridge offers a rare sense of privacy and space with a beautifully landscaped private wooded homesite in the Aston subdivision. Mature trees frame the property, while the manicured lawn and fenced backyard create a peaceful outdoor setting with room for pets, play, gardening, and everyday enjoyment.





Outdoor Features

❧ Beyond *the* Yard ❧





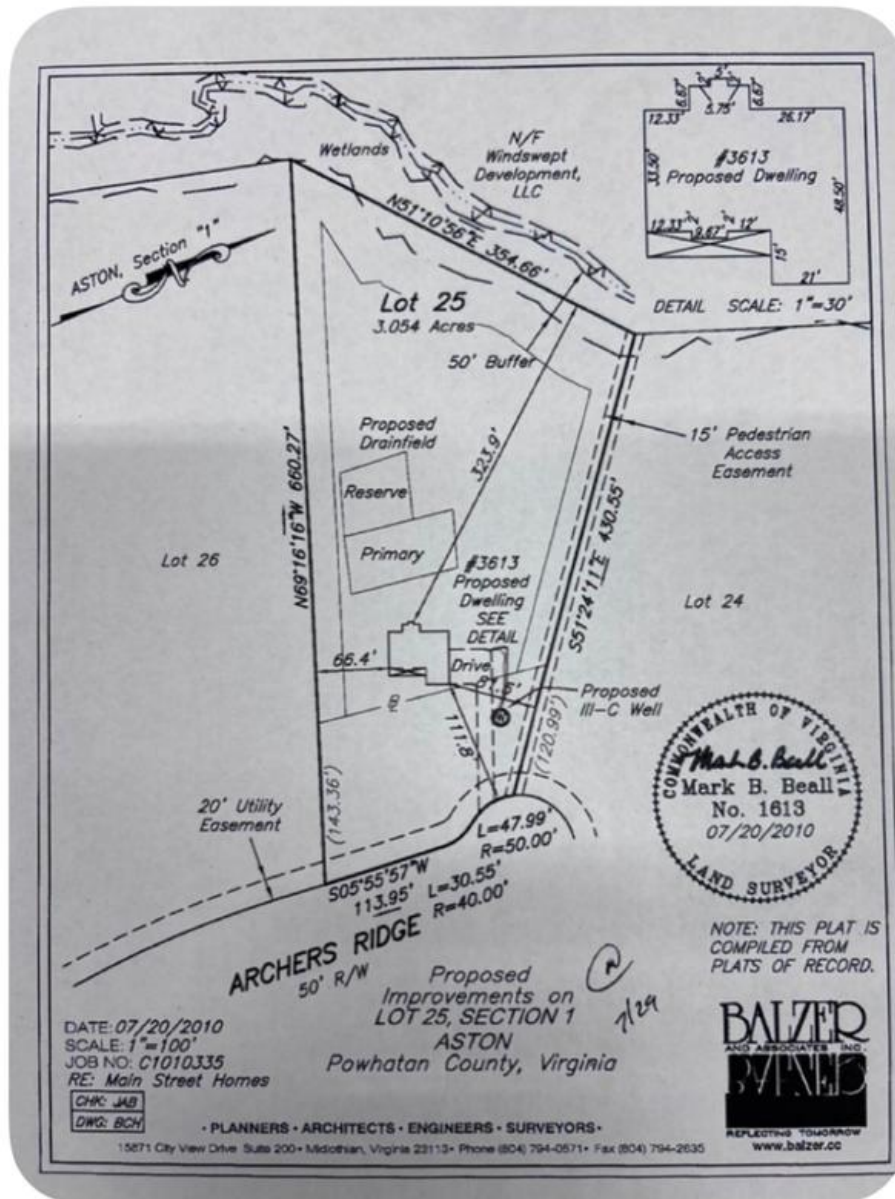
Property Lines



Source: Homes.com / Google Maps



Proposed Improvements

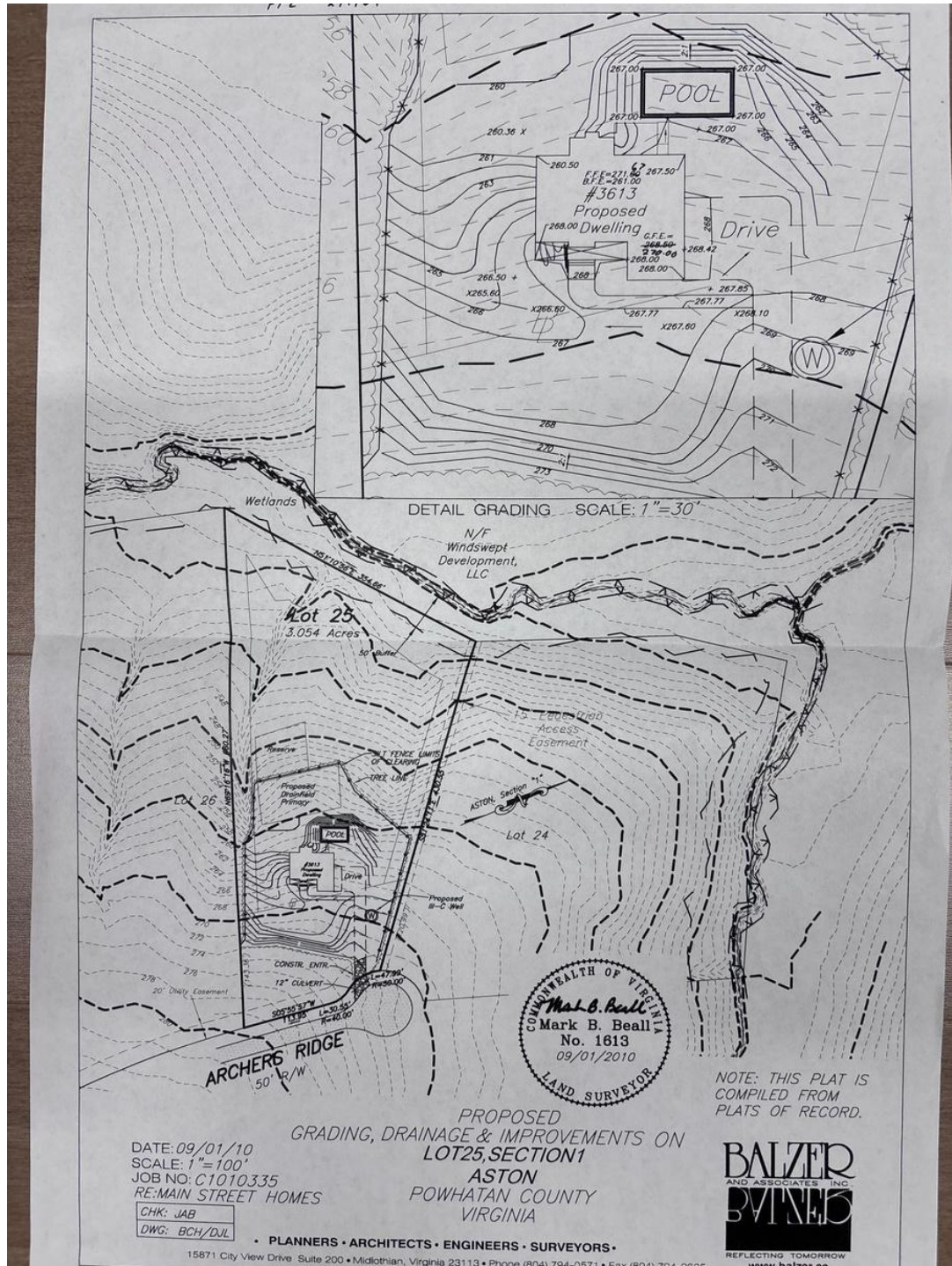


Note from Seller:

This is from two months earlier (7/2010), before we paid for and asked for the extra grading work. This has my drawing on it for a submission to the HOA for the driveway expansion.



Topography Map





Home Facts

RECOMMENDED CONTRACTORS

These contractors have prior working knowledge of the home and come highly recommended by the seller.

Gundlach HVAC, Plumbing, & Water Heater
(804) 288-1951

PureWater Solutions Softener / Filtration
(804) 955-8616

Premier Septic Services Pumping
(804) 402-3848

B&D Chimney Services
(804) 266-6163

Powhatan Appliance (Larry Sothers)
(804) 316-4461

Richmond Irrigation
(804) 271-8030

Virginia Green Lawn Treatment
(804) 285-6200

Johns Bros Security
(804) 674-4800

SealThis Driveway Coating
(804) 248-1654

Zapp-It Power Wash
(804) 378-4915

Good Neighbor Fence
(804) 737-4664

Tri-City Gutters
(804) 402-2728

Midlothian Paving (Art Alexander)
(804) 337-0708

PriceCo Mirage Hardwood Floors (Ash)
(301) 466-6721

Royal Pump & Well
(804) 276-1711

Carlton Custom Painting
(804) 641-8106

Hairfield Floors (Jim)
(804) 271-1215

Thompson Construction (Rob)
(804) 690-5259

UTILITY PROVIDERS

Electricity

Southside Electric Cooperative
(800) 552-2118

Water & Sewer

Well and septic system located
on the property

Natural Gas

Adam's Propane Co.
(804) 598-1300

Internet & Cable

Comcast / Xfinity
(800) 934-6489

Trash & Recycling

County Waste | (804) 843-9288
Zan's Refuse | (804) 897-1338
Waste Management | (804) 340-0900



Home Facts



SYSTEMS

HVAC

1st Floor/Basement:

- 2025 Trane Heat Pump & AC Condenser
- 2011 American Standard Air Handler and Backup Furnace

2nd Floor:

- 2025 Trane Heat Pump, Air Handler,
- Heater, AC Condenser

2025 Trane Components are XR-14, 2 seer, 3 ton H/P
2 year Gundlach Labor warranty
10 year Parts and Compressor Warranty

Water Heater

2017 Rheem Tankless Warranty Replacement
and moved indoors

Septic

Pumped Annually by Premier Septic Services
June 2025 Last Pumped
Location: Left of House

Well

Royall Pump and Well
251 Feet Deep, 15 GPM, 3/4 HP Pump at 175 feet
Location: Front Yard

Irrigation

14 Zone Grass Coverage Front and Back
Richmond Irrigation Annually for Start Up
and Winterization

Security

Installed 2011 by Richmond Alarm
(Now Johns Brothers)
No current plan

Generator

Breaker Panel and Propane Lines are set up
for Generator Installation



IMPROVEMENTS

- Roof, 2011, 30-Year Dimensional.
 - Shingles cleaned and vent boots replaced, 2025
- House repainted, 2025
- Gutters, 2011
 - Expansion improvements and guards, 2025
- Irrigation, 2011
- Water Softener & Filtration, 2011
- Horse Panel Fence, 2015
 - Repainted, 2025
- 12x16 Wired/lighted shed w/ matching Hardie plank siding, 2013
- 16x18 Covered, Lighted Open Shed Extension w/ firewood station, 2013
- 14x16 Screened Composite Porch w/ Fan, 2018
- 14x16 Covered Concrete Patio w/ Fan & sidewalk, 2018
- Mirage Maple Hardwoods throughout, 2020
- Maple Stair Treads and Risers, 2020
- Maple Rails, Bannisters & Metal balustrades, 2020
- Quartz Silestone Countertops & Sink, 2023
- Kitchen Limestone Backsplash, 2023
- Added Linen Closet, 2024
- Ring Cameras, 2025
- Beverage Fridge, 2025
- New double oven and gas cooktop, 2019
- New dishwasher, 2021
- ProLine Commercial Range Hood, 2023



FIREPLACE

Heatilator ICON 60 Woodburning
Swept annually by B&D Chimney Services
April 2026 Last Swept

HOMEOWNERS ASSOCIATION

HOA	Aston HOA
Payments	\$100 / Quarter
Benefits	Community events, pavilion & common area w/ fishing pond



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.

Susan Stynes

REALTOR

River City Elite Properties

(804) 594-6750

susan@rivercityeliteproperties.com

About Susan Stynes

Susan's passion for real estate began 22 years ago when she left a successful career as a critical care registered nurse to follow her dream of pursuing a career in Real Estate. After owning a company to buy and flip houses, the foundation of her skills began to emerge including her creative marketing ideas. Then, as manager of Land Acquisition for one of the areas top builders, her aggressive negotiating skills were born which is an integral part of your successful real estate transaction.

As her clients describe her, she is skilled negotiator, a great listener, easy to reach and cares about your needs.

Susan founded River City Elite Properties with one goal in mind. To give the community the best of the best in their real estate transactions with the higher level of service, technology and skill set they deserve.

She is a Certified Luxury Home Marketing Specialist, a certified Graduate of the REALTORS® Institute and she has served on the Legislative Committee with Richmond Association of REALTORS®. She has received the 5 Star Service Award through Richmond Magazine 4 years in a row. She has enjoyed the year-after-year honor of being a Distinguished Achiever.

What does all that mean for you? It means you have a partner to help you navigate your sale or move out of your house so that your stress is eased, your concerns are taken care of, your profit is in your pocket and a smile is on your face.

Susan has lived in the Richmond area since 1989, she knows it, she loves it and she is driven to help you find the home of your dreams or transition out of your current home and get where you're going. Her driving force is making you happy.





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 2F
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 Interstate

I-64 via Route 288,
Approximately 25 minutes

Richmond International Airport

Approximately 52 minutes

Downtown Richmond

Approximately 41 minutes

Short Pump Town Center

Approximately 30 minutes

GETTING AROUND

Primary access is by way of Huguenot Trail / Route 711, with nearby connections to Route 288 for travel toward Midlothian, Richmond, Short Pump, and I-64.

Everyday Essentials

GROCERY & PHARMACY

Wegmans

12501 Stone Village Way, Midlothian, VA

Whole Foods

11173 W Broad St, Glen Allen, VA

Food Lion (Closest)

2724 Fairground Rd, Goochland, VA

PERSONAL CARE

EPIC Fit

2105 Academy Rd Ste E3, Powhatan, VA

Goochland Family YMCA

1800 Dickinson Rd, Goochland, VA

The Room Salon & Boutique

3923 Old Buckingham Rd, Powhatan, VA

CHILD CARE

Primrose School of Midlothian

13801 Village Place Dr, Midlothian, VA

Apple Tree 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

Baldwin Auto Services

3980 Anderson Hwy, Powhatan, VA

Anderson Automotive

3979 Old Buckingham Rd, Powhatan, VA

Washbox

4110 Old Buckingham Rd, Powhatan, VA

PET CARE

Powhatan Animal Hospital

2540 Anderson Hwy, Powhatan, VA

Capital Home Veterinary Care

579 Southlake Blvd Ste B, Richmond, VA

Powhatan Grooming Spa

2540 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

VA Hospital

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, 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

Nilsen Eye Care

1660 Anderson Hwy, Powhatan, VA

URGENT CARE

Bon Secours Westchester

601 Watkins Centre Pkwy, Midlothian, VA

Bon Secours Urgent Care Midlothian

14163 Midlothian Turnpike, Midlothian, VA

Care Now Urgent Care Short Pump

12214 W Broad St, Henrico, VA

CHIROPRACTIC

Higley Family Chiropractic

3430 Anderson Hwy, Powhatan, VA

Thrive & Wellness

3520 Three Bridge Rd, Powhatan, VA

DENTAL

Virginia Family Dentistry Powhatan

2625 Anderson Hwy, Powhatan, VA

Elrod & Dunham Dentistry

2979 River Rd W, Goochland, VA



Seller Recommended

The checkmark icon indicates a recommendation directly from the seller as a trusted local business or favorite place in the area. Other recommendations are based on proximity and Google reviews.

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

Cafe at Maidens

3847 Maidens Rd, Powhatan, VA

1933 Public House

3844 Old Buckingham Rd, Powhatan, VA

Rodeos & Taqueria

4200 Anderson Hwy, 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 & WINERIES

Fine Creek Brewing Company

2425 Robert E Lee Rd, Powhatan, VA

Skippers Creek Vineyard

965 Rocky Ford Rd, Powhatan, VA

Elk Island Winery

5759 River Rd W, Goochland, VA

COFFEE SHOPS

Cafe at Maidens

3847 Maidens 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

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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