



# ACTIVE ADULT COMMUNITIES

in the Greater Richmond area



# Welcome!

The realm of senior housing is diverse, offering a variety of choices to meet you or your loved one's unique needs, preferences, and lifestyle. Among these options, are the following:

- **Active Adult Communities:** Low maintenance residences, offering varying levels of services & amenities', while also providing social engagement opportunities
- **Assisted Living** - Communal way of life designed for seniors who need help with various daily tasks - like grooming, bathing, medication management and laundry
- **Continuing Care Retirement Communities (CCRC):** A life plan community, is a type of retirement community in the U.S. where a continuum of aging care needs—from independent living, assisted living, and skilled nursing care—can all be met within the community

As you begin the journey of finding the perfect housing option for you or your loved ones' golden years, this guide is designed to showcase the option of local active adult communities. This option stands out as a vibrant and engaging choice for those seeking a fulfilling and independent lifestyle.

In this guide, we will delve into the different communities that are available that are specifically designed for individuals aged 55 and older, offering a blend of independent living with a wealth of social, recreational, and wellness opportunities. From the scenic landscapes and well-planned neighborhoods to the myriad of activities and amenities, active adult communities provide a dynamic and enriching environment where you can thrive.

Whether you are looking to downsize, relocate, or simply explore new possibilities, this guide will be a great starting point. Our goal is to help you make an informed decision that aligns with you or your loved one's lifestyle aspirations and ensures a rewarding experience in their next chapter of life. Let's embark on this exciting journey together and discover the vibrant world of active adult communities!

Susan Hinz



**Elevate Home Partners**

[Susan@ElevateHPS.com](mailto:Susan@ElevateHPS.com)

804.687.9691

[ElevateHPS.com](http://ElevateHPS.com)

# Table of Contents

Chesterfield	-----	1
Henrico	-----	11
Richmond	-----	19
Goochland	-----	22
Hanover	-----	25

**Disclaimer:**

Information deemed reliable but not guaranteed. Please verify with your REALTOR®

---

# meet **CHESTERFIELD**

Chesterfield, Virginia, is a vibrant suburban county just south of Richmond. Boasting a perfect balance of modern amenities and natural beauty, Chesterfield offers residents and visitors a diverse range of attractions. From its picturesque parks and recreational areas to its bustling shopping centers and dining districts, there's something for everyone to enjoy. History buffs can explore landmarks like Historic Magnolia Grange or stroll through the charming streets of Chesterfield Court House Village. With top-rated schools, scenic neighborhoods, and a strong sense of community, Chesterfield is a sought-after destination for anyone looking for a high quality of life within reach of urban amenities.



# CHESTERFIELD

---



## Magnolia Green & Charleston Club

- Maintenance-free patio homes
- First-floor owner's suites with 2-car garages
- Access to a pool, fitness center, clubhouse, pickleball courts, and Magnolia Green Golf Club
- **HOA:** \$230/month



## Kenbrook at Harpers Mill

- 55+, Low maintenance, single-family homes
- Resort-style amenities: clubhouse, pool, walking trails, pickleball courts, and more
- Recognized as one of the 50 Best Master-Planned Communities in the United States by Where to Retire Magazine
- **Price:** Mid \$400k - High \$500k
- **HOA:** \$222/month



## Greenwich Walk at FoxCreek

- 55+, low maintenance attached and single family homes and condos
- Resort-style amenities: walking trails, swim and racquet club, scenic parks, pavilion, community pond and more
- **Price:** High \$300k - Mid \$500k
- **HOA:** \$313/month

# CHESTERFIELD

---



## Woolridge Landing

- 55+ single family homes that provide low maintenance living
- First-floor owner's suites with 2-car garages
- Clubhouse, fitness center, pool, lawn care, walking trails, dog park and more
- **Price:** Starting at \$500k
- **HOA:** \$200/month



## Swift Creek Villas

- 55+, luxury attached townhomes and quad style homes
- Pool, dog park, golf simulator, pickleball courts
- **Price:** High \$400k - High \$500k
- **HOA:** \$325/month



## Heron Pointe

- 55+, low maintenance living community of single-family homes
- Paved walking trails with waterfront views, fitness center, community clubhouse, waterfront access and more
- **Price:** Mid \$500k - High \$700k
- **HOA:** \$415/month

# CHESTERFIELD

---



## Jordan Crossing

- 55+, low maintenance townhomes
- Elevator, fireplace, and deck included
- Fitness center, private clubhouse, exterior maintenance, outdoor recreation and more
- **Price:** \$450k
- **HOA:** \$179/month



## Villages of Norwood Pond

- 55+, luxury patio-homes
- Low maintenance
- Clubhouse, gym, pool, community social events and more
- **HOA:** \$327/month



## Villas at Dogwood

- 55+, low maintenance living
- Eagle Construction of VA
- Attached and detached homes
- first floor primary suite and open living spaces
- Clubhouse, fitness center, catering kitchen and more
- **Price:** Mid \$400k - High \$400K
- **HOA:** \$285/month

# CHESTERFIELD

---



## Townes at Notting Place

- 55+, low maintenance living
- Attached homes
- Community gardens, walking paths, pavilion and more
- Resale homes only
- Stylecraft Homes
- **Price:** Mid \$300k - Mid 400k
- **HOA:** \$185/month



## The Timbers at Summerford

- 55+ Single-family homes
- Maintenance free living
- Community park and more
- **Price:** Mid \$400k - High \$400k
- **HOA:** \$205/month



## The Grove at Lucks Lane

- 55+, low maintenance living
- attached townhomes
- Covered pavilion w/ fireplace, dog park, corner patch community gardens and more
- Exterior maintenance, snow removal, landscaping and lawn care
- **Price:** Low \$400k - High \$400k
- **HOA:** \$275/month

# CHESTERFIELD

---



## Villas at Providence

- 55+, low maintenance living
- Attached homes
- Homes all under 2,000 Sqft
- Parks and gazebo
- Garbage removal, snow removal, lawn care, and exterior maintenance
- **Price:** High \$300k - Mid \$400k
- **HOA:** \$243/month



## Villas at Iron Mill

- 55+ active adult community of attached single-family homes
- Lawn care, and common area maintenance
- Clubhouse, fitness center, pool, walking trails, and more
- HOA takes care of lawn care and common area maintenance
- **Price:** Mid \$400k - Low \$500k
- HOA:



## Twin Rivers at Meadowville Landing

- Up-and-coming active lifestyle community of ranch-style, single-family homes
- Resort-style amenities including a clubhouse, fitness center, olympic-size pool, splash park, patio, covered cabana, and more
- Waterfront location along the James River with access to outdoor amenities
- **Price:** High \$300k - Mid \$500k
- **HOA:** \$243/month

# CHESTERFIELD

---



## Chesdin Landing

- Luxurious resort-style community of single-family residences
- Premiere golf, lakefront, and access local nature spots such as Pocahontas State Park and plantations along the James River
- **Price:** \$650k - \$4 Million
- HOA:



## Midlothian Wood

- Community of attached condos and townhomes offering an assortment of styles, sizes, and affordable prices
- Maintenance-free living
- **Price:** Approximately \$469k



## Brandermill Woods

- Community of independent living apartments and residences
- Indoor pool, library, arts and crafts room, fitness center, movie theater, and more
- Complete maintenance and housekeeping services provided

# CHESTERFIELD

---



## Overlook at Hancock Village

- Low maintenance, three story townhomes
- Clubhouse, fitness center, walking trails, and dog park
- Lawn care provided
- **Price:** Starting at Low \$400k



## The Village of Amberleigh

- Active lifestyle community of low maintenance attached homes
- Clubhouse, outdoor pool, library, fitness center, outdoor patio, and more
- **HOA:** HOA takes care of exterior home maintenance
- **Price:** Low \$400k - Mid \$600k



## Villas at Ashlake

- 55+, community of attached homes in a serene and natural environment
- Clubhouse, fitness center, outdoor pool, gardening plots, pet park, and more
- **HOA:** HOA provides exterior home maintenance and upkeep of common areas
- **Price:** High \$300k - Mid \$400k

# CHESTERFIELD

---



## Villas at Ashford Hill

- 55+, low maintenance single-family homes
- Walking and biking trails, parks and natural spaces, gardening plots, and gazebo
- **HOA:** HOA takes care of landscaping and exterior maintenance
- **Price:** Mid \$400k - High \$400k



## Braxton

- 55+, gated active adult community of attached single-family homes
- Clubhouse, exercise room, fishing lake, and walking trails
- **HOA:** HOA maintains lawn care and snow removal
- **Price:** Low \$300k - Mid \$400k



## Magnolia Lakes

- 55+, active adult community of low maintenance, attached single-family homes and condos
- Clubhouse, outdoor pool, walking and biking trails, fitness center, fishing lakes, and more
- **HOA:** HOA takes care of all maintenance of common areas, home exteriors, driveways, snow removal, and landscaping
- **Price:** Low \$300k - Low \$500k

# CHESTERFIELD

---

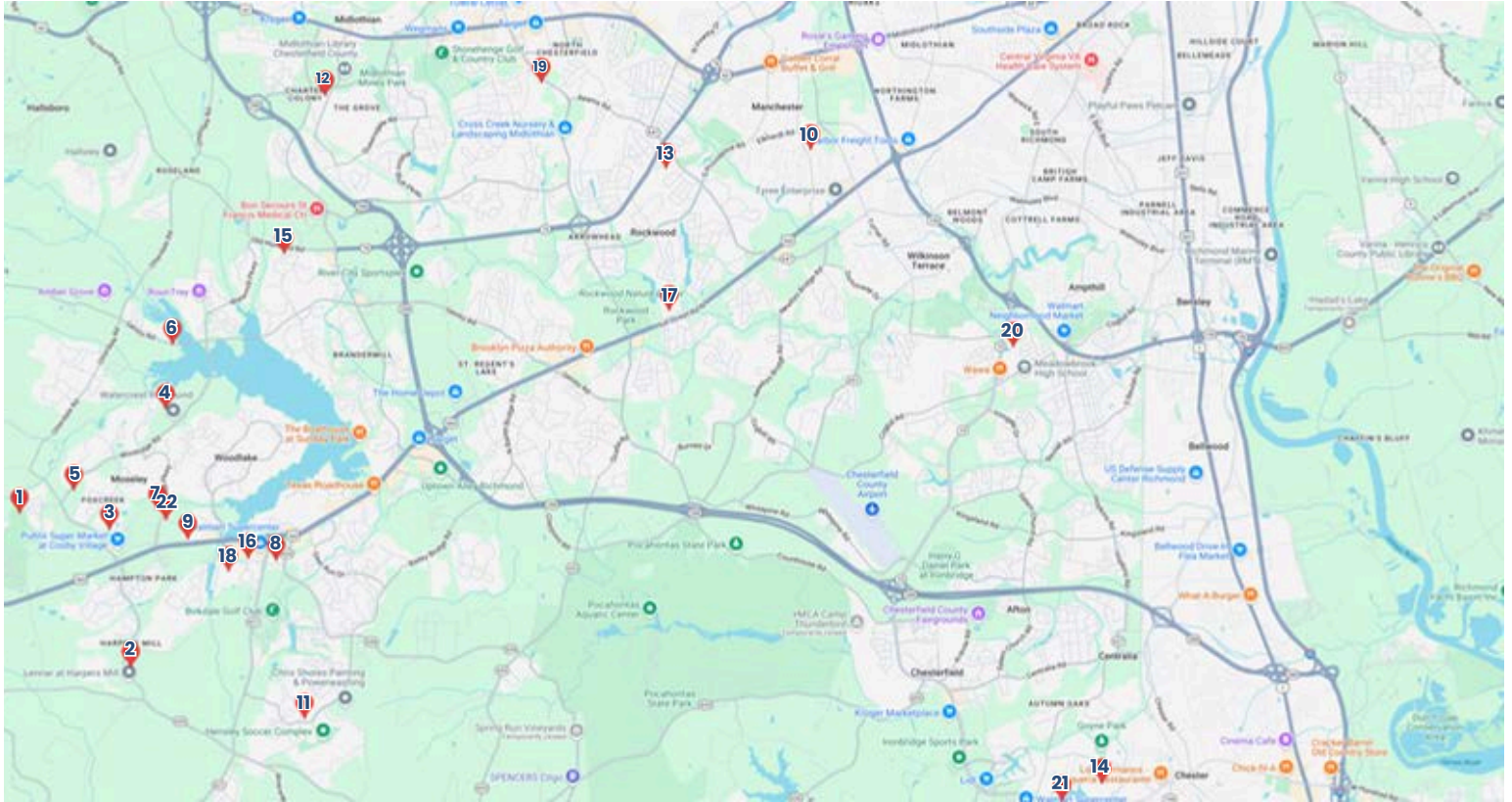


## Reserve At Oasis

- 55+, active adult community of low maintenance, townhomes and villa homes available
  - Clubhouse, outdoor pool, pickleball court, sidewalks and walking trails
  - **HOA:** HOA takes care common area maintenance
  - **Price:** Mid \$400k - High \$400k
-

# CHESTERFIELD

---



## (1) Magnolia Green & Charleston Club

**Address:** 7001 Awesome Dr, Moseley, VA 23120

## (2) Kenbrook at Harpers Mill

**Address:** 15860 Blooming Rd, Chesterfield, VA 23832

## (3) Greenwich Walk at FoxCreek

**Address:** Newham Xing, Moseley, VA 23120

## (4) Woolridge Landing

**Address:** 15700 Canoe Pointe Loop, Moseley, VA 23120

## (5) Swift Creek Villas

**Address:** 6501 Woolbridge Road, Moseley, VA 23120

# CHESTERFIELD

---

## **(6) Heron Pointe**

**Address:** 15313 Heron Pointe Way, Moseley, VA 23120

## **(7) Jordan Crossing**

**Address:** 6520 Sanford Spgs Cv, Midlothian, VA 23112

## **(8) Villages of Norwood Pond**

**Address:** Norwood Pond Pl, Midlothian, VA 23112

## **(9) Villas at Dogwood**

**Address:** Dogwood Villas Dr, Chesterfield, VA 23832

## **(10) Townes at Notting Place**

**Address:** 1521 Westhall Gardens Dr, North Chesterfield, VA 23235

## **(11) The Timbers at Summerford**

**Address:** Blossom Pl, Midlothian, VA 23112

## **(12) The Grove at Lucks Lane**

**Address:** 1022 Woodlet, Fern Meadow Loop, Midlothian, VA 23114

## **(13) Villas at Providence**

**Address:** Providence Villas Ct, Chesterfield, VA 23236

## **(14) Villas at Iron Mill**

**Address:** 5400 Bradenton Dr, Chester, VA 23831

## **(15) Brandermill Woods**

**Address:** 14311 Brandermill Woods Trail, Midlothian, Virginia 23112

# CHESTERFIELD

---

## **(16) Overlook at Hancock Village**

**Address:** 7410 Hancock Towns Ct, Chesterfield, VA 23832

## **(17) The Village at Amberleigh**

**Address:** Amberleigh Cir, North Chesterfield, VA 23236

## **(18) Villas at Ashlake**

**Address:** Ashlake Cmns, Chesterfield, VA 23832

## **(19) Villas at Ashford Hill**

**Address:** Ashford Hill Loop, North Chesterfield, VA 23236

## **(20) Braxton**

**Address:** Lakemere Ct, Chesterfield, VA 23234

## **(21) Magnolia Lakes**

**Address:** Magnolia Shore Ln, Chester, VA 23831

## **(22) Reserve At Oasis**

**Address:** 1 Village Square Pkwy, Chesterfield, VA 23832

# meet **HENRICO**

**Henrico, Virginia**, is a dynamic suburban community just outside Richmond. Known for its schools, neighborhoods, and thriving economy, Henrico offers a high quality of life for residents and visitors alike. The county is home to a diverse array of amenities, including shopping centers, parks, and recreational facilities. History buffs can explore sites like the Virginia Randolph Museum, while outdoor enthusiasts can enjoy the expansive James River Park System. With its convenient location, a strong sense of community, and an abundance of opportunities, Henrico is where everyone thrives.



# HENRICO

---



## Everleigh Short Pump

- 55+, luxury active adult living apartments
- Happy hours, home maintenance, WiFi throughout, fitness classes, creative classes
- Business center, resident lounge, coffee bar and bistro, library, art studio, heated swimming pool, and more
- **Price:** Starting at \$1,687/month



## Villas of Autumn Run

- Active lifestyle community
- 104 attached homes
- Low maintenance lifestyle, clubhouse, exercise room, and outdoor pool
- **Price:** Mid \$300k - Mid 400k



## CrossRidge

- 55+, active adult community of condos, homes, and townhomes
- Gated community, pool, meeting rooms, fitness center, spa, and tennis
- **Price:** \$400k - \$500k

# HENRICO

---



## Villas at Virginia Center

- Private community of low maintenance homes
- Outdoor pool, patio, and full calendar of social events
- **HOA:** HOA fee covers lawncare, exterior maintenance, and snow removal
- **Price:** Low \$300k - High \$300k



## Park West

- 55+, low maintenance single-family homes
- Outdoor pool, patio, and clubhouse
- **Price:** Mid \$300k - Low \$400k



## The Manor at Hunton Park

- 55+, active homes in a gated community
- Clubhouse, pool, and community events
- Low maintenance environment including full landscape maintenance, limited exterior home maintenance, snow removal, refuse collection, and road maintenance
- **Price:** \$350k +

# HENRICO

---



## Chickahominy Falls

- Active adult community of attached single-family homes
- Clubhouse, outdoor pool, walking and biking trails, fitness center, sports courts, and more
- Access to Chickahominy River and Woodside Farms
- **Price:** High \$400k - High \$700k



## Parkside Village

- 55+, low maintenance, quaint community of single-family homes on a new construction basis
- Walking and bike trails, parks and natural spaces, lakes, and gazebo
- **Price:** Mid \$600k - High 600k

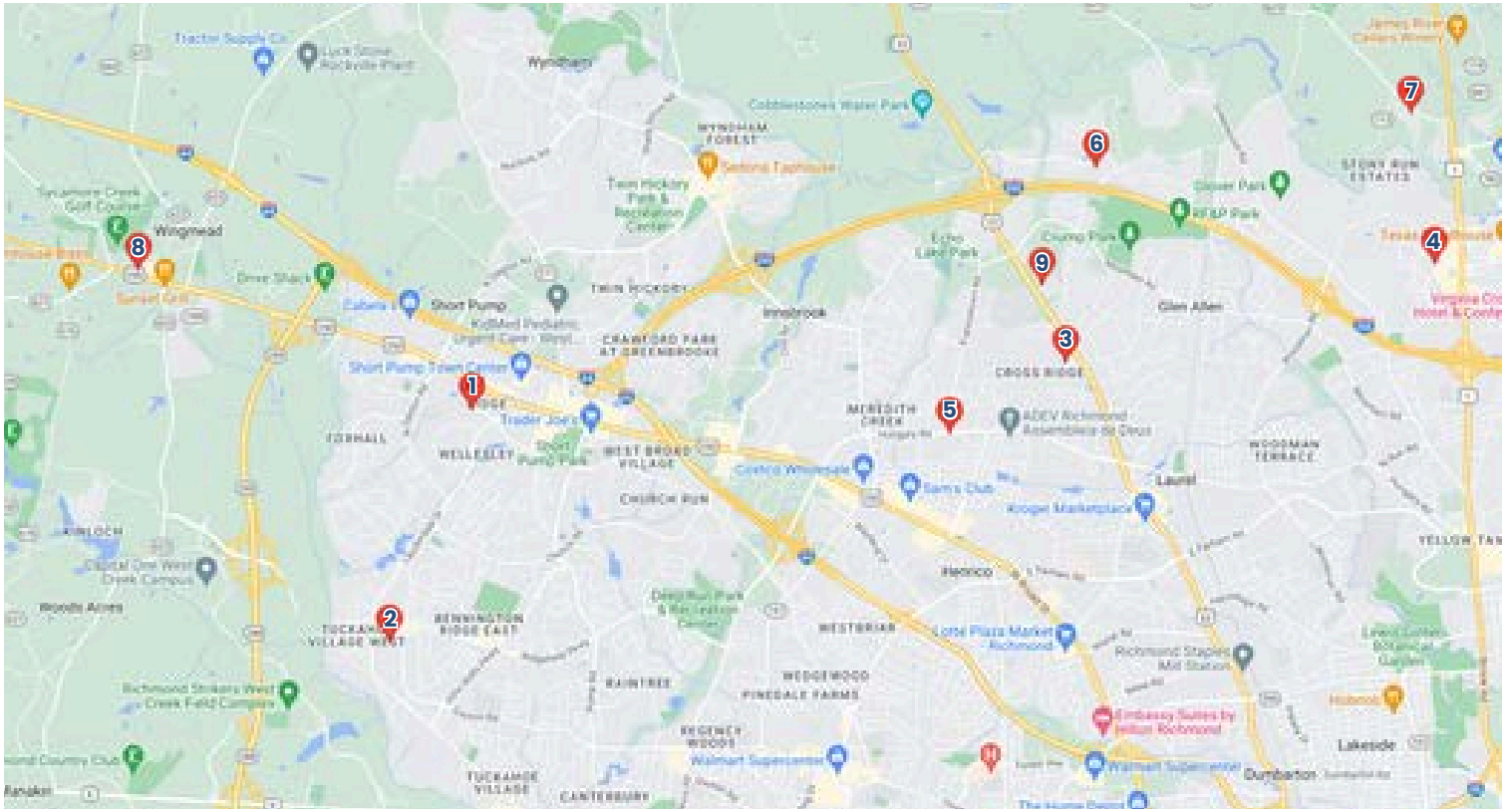


## Britlyn

- 55+, active adult community of single-family homes
- Access to community garden, picnic tables, parks, natural spaces, private cul-de-sacs and wide sidewalks
- **Price:** Low \$500k - Mid \$600k

# HENRICO

---



## (1) Everleigh at Short Pump

**Address:** 12651 Three Chopt Rd, Henrico, VA 23233

## (2) Villas of Autumn Run

**Address:** Wanstead Court, Henrico, VA 23238

## (3) CrossRidge

**Address:** 3300 Crossridge Glen Way, Glen Allen, VA 23060

## (4) Villas at Virginia Center

**Address:** Patriot Cir, Glen Allen, VA 23059

## (5) Park West

**Address:** 4201 English Holly Cir, Henrico, VA 23294

## **(6) The Manor at Hunton Park**

**Address:** 3485 Manor Grove Cir, Glen Allen, VA 23059

## **(7) Chickahominy Falls**

**Address:** 10447 Woodside Farms Dr, Glen Allen, VA 23059

## **(8) Parkside Village**

**Address:** 52 Broad Street Rd, Manakin-Sabot, VA 23103

## **(9) Britlyn**

**Address:** 3628 Gracie Ln, Glen Allen, VA 23060

# meet **RICHMOND**

**Richmond, Virginia**, is a historic city steeped in Southern charm and significance. As the capital of Virginia, it boasts a rich tapestry of culture, architecture, and natural beauty. Nestled along the banks of the James River, Richmond is renowned for its pivotal role in American history, being a focal point of the Civil War and the birthplace of Patrick Henry's famous "Give me liberty or give me death" speech. Today, the city is a vibrant hub of arts, dining, and outdoor recreation, with its cobblestone streets lined with boutique shops, art galleries, and award-winning restaurants. Visitors can explore iconic landmarks like the Virginia State Capitol, designed by Thomas Jefferson, or wander through the lush gardens of Maymont estate. Richmond's diverse neighborhoods offer something for everyone, from the hip cafes and street art of the Fan District to the historic charm of Church Hill.



# RICHMOND

---



## Settler's Ridge

- 55+, low maintenance single family homes
- Exercise room, ballroom with catering kitchen, meeting room, and card room
- Social and physical activities hosted in the clubhouse
- **Price:** Mid \$300k



## Villas at Archer Springs

- 55+, low maintenance single-family homes
- Centrally located community park
- **Price:** Low \$400k - Low \$500k

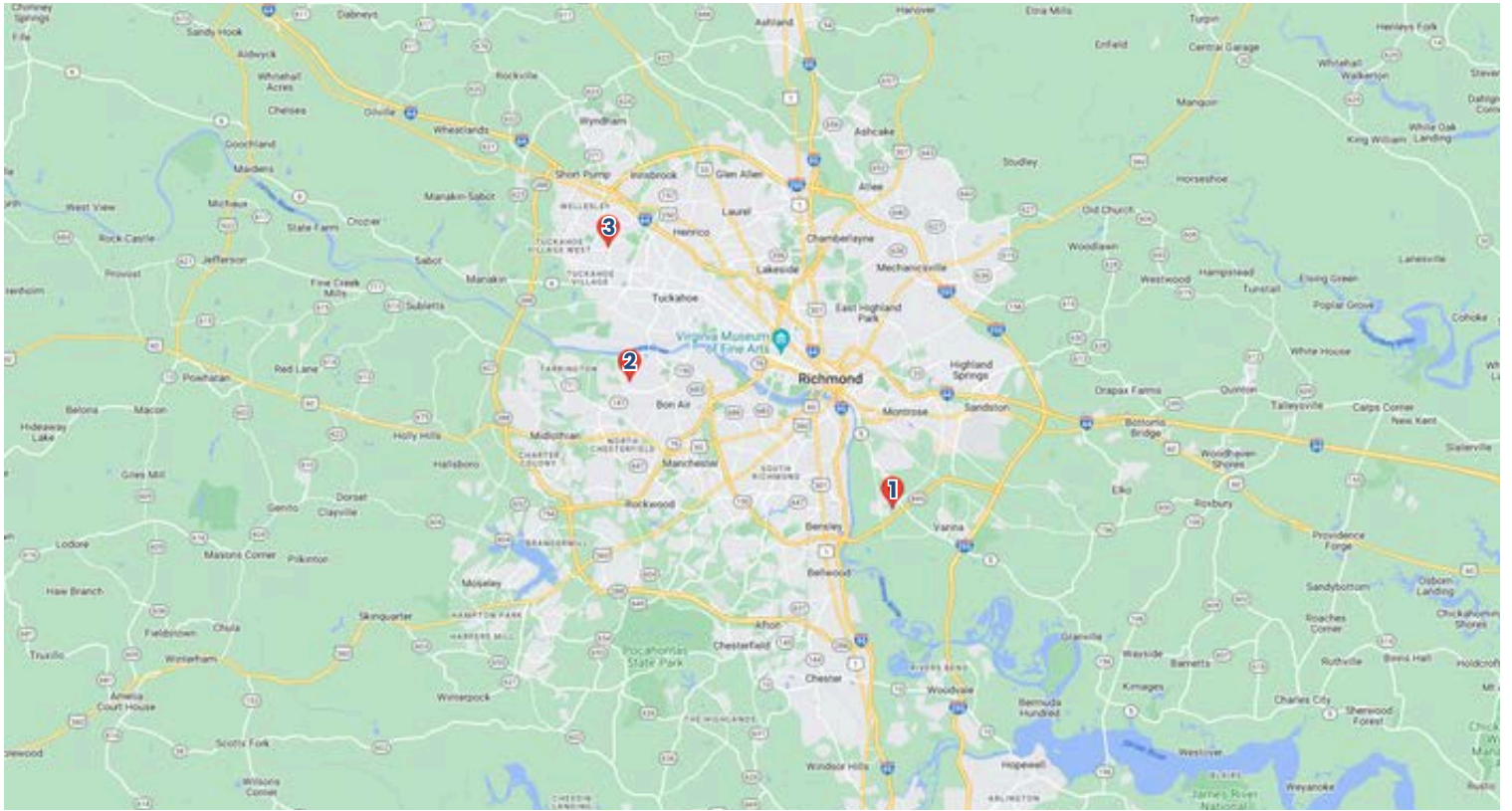


## Trellis Crossing

- 55+, low maintenance attached homes
- Clubhouse, workout room, community kitchen, library, card room, gathering spaces, and community events
- **Price:** Low \$400k - High \$400k

# RICHMOND

---



## (1) Settler's Ridge

**Address:** 7424 Redhill Club Ct, Richmond, VA 23231

## (2) Villas at Archer Spring

**Address:** Archer Springs Ter, Richmond, VA 23235

## (3) Trellis Crossing

**Address:** Trellis Crossing Ln, Henrico, VA 23238

# meet **GOOCHLAND**

**Goochland, Virginia**, is a charming rural county nestled between the James River and the Piedmont region. Known for its scenic beauty, rich history, and agricultural heritage, Goochland offers residents and visitors a peaceful escape from the hustle and bustle of city life. Quaint villages, rolling farmland, and historic estates dot the landscape, inviting exploration and appreciation of its natural surroundings. Outdoor enthusiasts can enjoy activities like hiking, fishing, and horseback riding in the county's numerous parks and recreation areas. With its close-knit community, strong sense of tradition, and easy access to nearby urban centers, Goochland embodies the timeless allure of Virginia's countryside.



# GOOCHLAND

---



## Mosaic at West Creek

- 55+, active adult community of single-family homes and townhomes
- Clubhouse, outdoor pool, patio, and social events
- **Price:** High \$500k - Mid \$800k

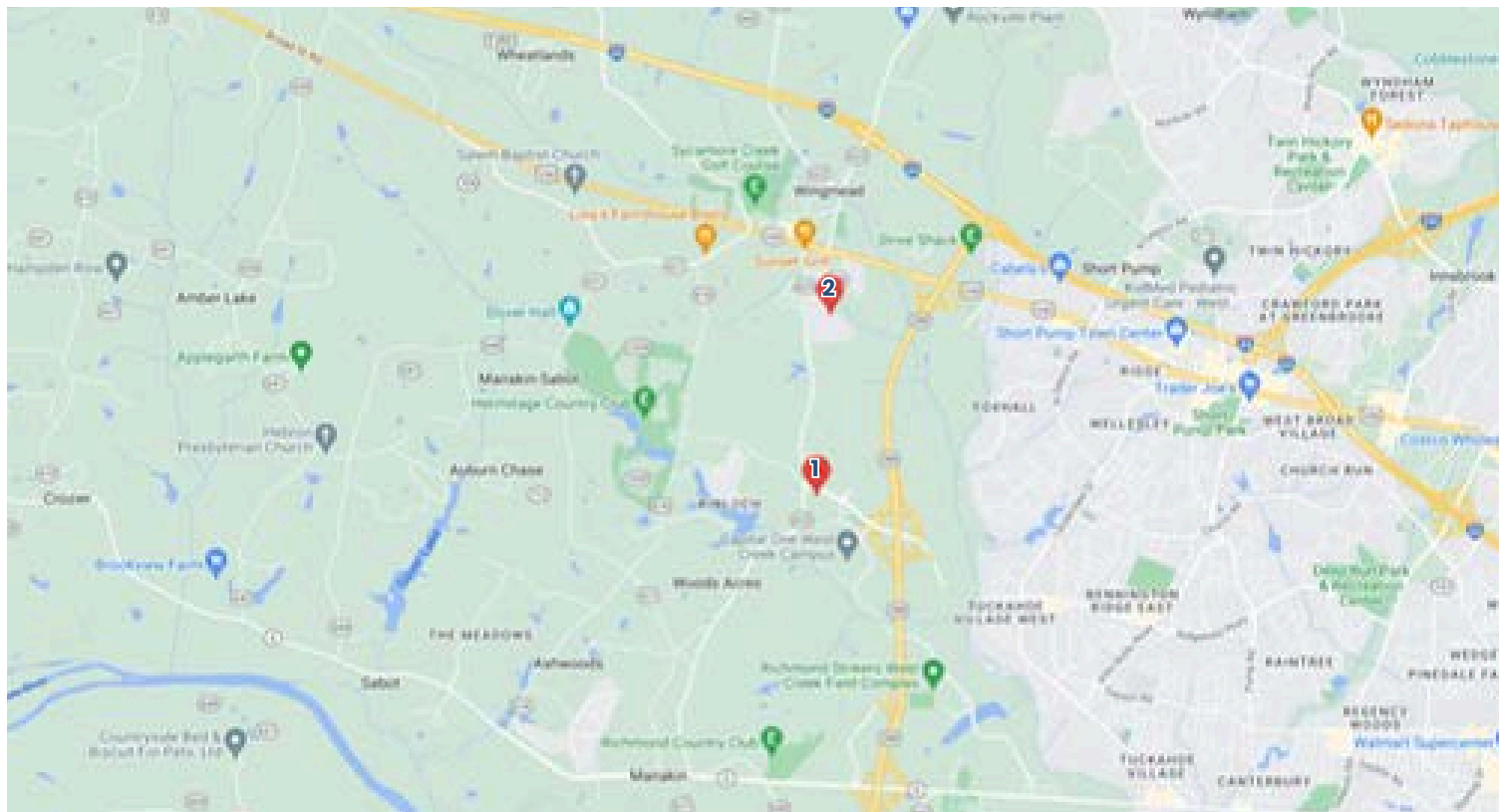


## Readers Branch

- Maintenance free community of single-family homes
- Pocket parks, multi-use fields, formal game lawns, and clubhouse
- HOA provides landscape and common area maintenance, exterior upkeep, and snow removal
- **Price:** High \$500k - High \$800k

# GOOCHLAND

---



## (1) Mosaic at West Creek

**Address:** 15799 Mosaic Crk Blvd, Richmond, VA 23238

## (2) Readers Branch

**Address:** 12409 N Crossing Dr, Manakin-Sabot, VA 23103

# meet **HANOVER**

**Hanover, Virginia**, situated in the heart of the state, is characterized by its rich historical heritage and picturesque rural landscapes. Known for its small-town charm and close-knit community, Hanover offers a blend of suburban amenities and a laid-back lifestyle. The area is dotted with historic sites, including Civil War battlefields and colonial-era landmarks, providing a glimpse into its storied past. Residents and visitors alike enjoy outdoor activities amidst rolling farmland, complemented by locally owned shops and restaurants that contribute to its inviting atmosphere. Hanover is a place where tradition meets modern convenience, making it a delightful destination for those seeking a balance between history and contemporary living.



# HANOVER

---



## The Villas at Rose Hill

- 55+, high standard and hassle-free community of single-family homes
- Clubhouse, exercise room, outdoor pool, and patio
- **HOA:** HOA handles lawn care
- **Price:** Mid \$400k - High \$400k



## Cherry Grove

- 55+, active adult community of attached low maintenance homes
- Clubhouse, outdoor patio, covered lanai, community garden, putting green, pickleball court, community gatherings, and more
- **Price:** Low \$400k - High \$400k



## The Bluffs at Bell Creek

- 55+, low maintenance condos with thoughtfully designed floor plans
- Clubhouse, exercise room, indoor pool, walking trails, and outdoor patio
- **Price:** Mid \$300k - Low \$400k

# HANOVER

---



## Meredith Place

- 55+, low maintenance attached homes designed with the active adult in mind
- Walking and bike trails
- HOA handles yard work, exterior maintenance, mowing lawns, irrigation systems, snow removal, and trash collection
- **Price:** Mid \$300k - Mid \$400k



## Liberty Trace

- 55+, low maintenance active adult community of attached townhomes
- Walking and biking trails, tennis courts, and RV and boat parking
- Maintenance free exteriors, trash removal, and common area maintenance are included
- **Price:** Mid \$300k - High \$300k



## CoolWell

- 55+, low maintenance attached homes
- Clubhouse, outdoor pool, patio, and playground
- **Price:** High \$300k - Mid \$400k

# HANOVER

---



## Atlee Station Village

- 55+, low maintenance attached townhomes
- Clubhouse, fitness center, outdoor pool, walking and biking trails, patio, lakes, and more
- Stress-free living with landscaping, yard work, and exterior maintenance included for homeowners
- **Price:** Low \$500k - Low \$600k

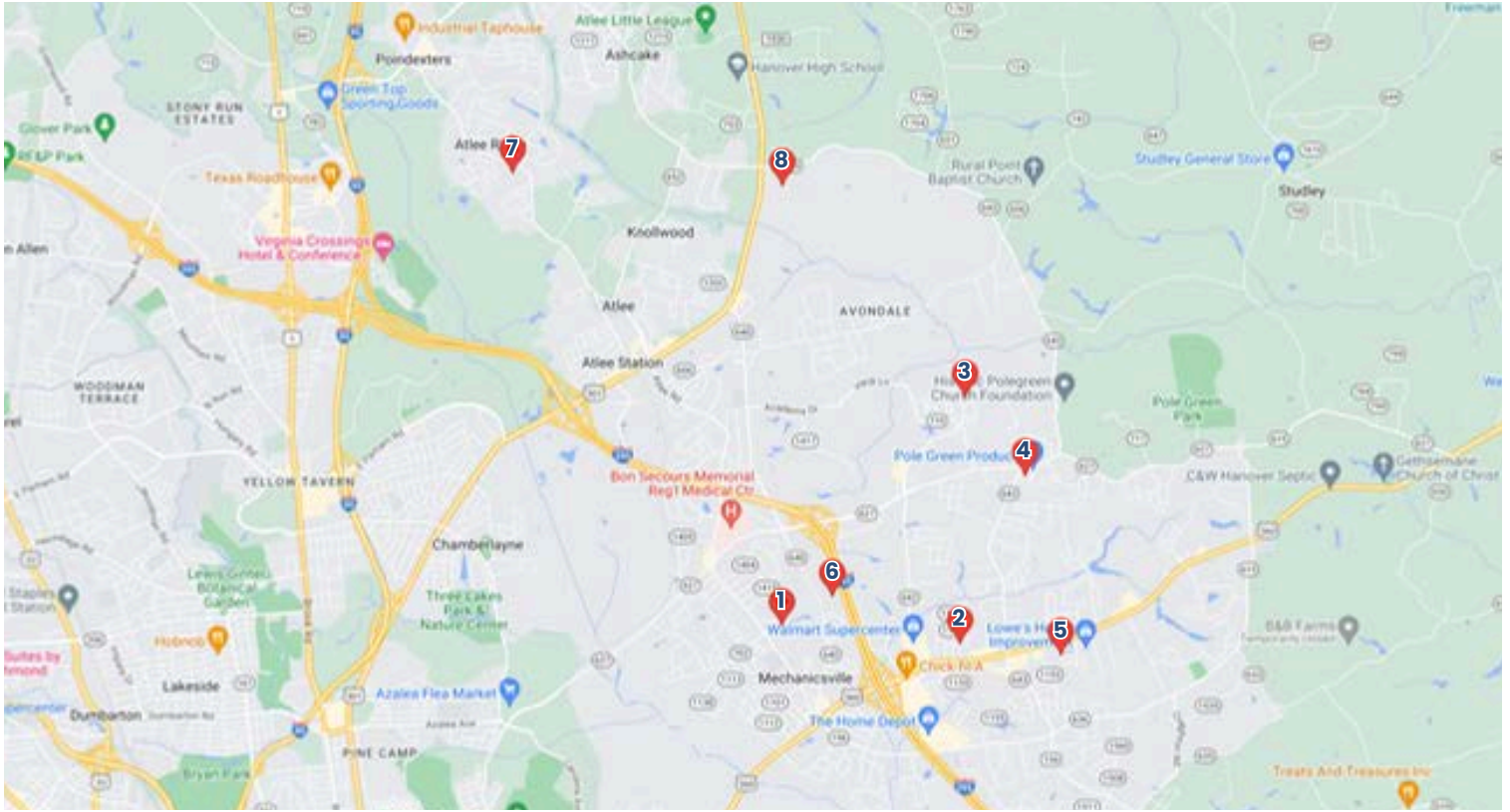


## Stags Trail

- 55+, low maintenance single-family homes
- Pavilion, fire pit, community garden, walking trails, pickleball courts, shuffleboard, and more
- HOA provides lawn care and common area maintenance
- **Price:** Mid \$500k - Low \$600k

# HANOVER

---



## (1) The Villas at Rose Hill

**Address:** Rose Hill Dr, Mechanicsville, VA 23111

## (2) Cherry Grove

**Address:** Cherry Ln, Mechanicsville, VA 23111

## (3) The Bluffs at Bell Creek

**Address:** 9018 Brigadier Rd, Mechanicsville, VA 23116

## (4) Meredith Place

**Address:** 7625 Harris Field Rd, Mechanicsville, VA 23111

## (5) Liberty Trace

**Address:** Jackson Arch Dr, Mechanicsville, VA 23111

## **(6) CoolWell**

**Address:** 9245 Shady Grove Rd, Mechanicsville, VA 23116

## **(7) Atlee Station Village**

**Address:** Berry Pond Ln, Mechanicsville, VA 23116

## **(8) Stags Trail**

**Address:** Chimney Rock Dr, Mechanicsville, VA 23116



# ELEVATE

HOME PARTNERS



Unlocking a Higher Standard of Service



## SUSAN HINZ

Realtor®, ABR, SRS, SRES

804.687.9691

Susan@ElevateHPS.com

ElevateHPS.com

