

COACH HOUSE REALTY, LLC. Listing Cover Sheet

This Listing is: ☒ New Listing ☐ Renewal Listing

Listing Agent Name Sheen McCullough

List Date June 13th 2022 Expiration Date Dec. 1st 2022

Seller(s) Brittany and Marshall Hubbard

Seller Contact Info (phone or email) brittanyhubb13@gmail.com/ marshallhubb14@gmail.com

Property Address 4919 Baxter Bridge

City, State, Zip Chesterfield, VA 23237

Subdivision Bendahl Valley Section A County Chesterfield

List Price \$399,900 MLS# 2214634 MLS Area 52

Commission LISTING BROKER 3% (or \$ AMOUNT)

SELLING BROKER 3% (or \$ AMOUNT)

Is this listing a referral? ☐ Referral Fee? ☐

Referring Agent & Contact Info _____

Are you splitting commission with another Coach House Agent?

If so, Agent Name _____ Split _____

Documents to be turned in with Listing:

☒ Coach House Realty Listing Sheet

☒ Listing Agreement

☐ **Any listing addenda that may have changed the original**

☒ Coming Soon Addendum if applicable

☒ Choice of Settlement Agent Addendum

☒ MLS Printout

☒ Residential Property Disclosure

☐ Lead Based Paint Addendum (for homes built prior to 1978)

☐ Referral Form and Referring Agent's Office W-9

REVISED June 13, 2022





CVRMLS RESIDENTIAL LISTING AGREEMENT (Standard Agency Representation)

Firm Name Coach House Realty LLC
 Firm Address 2400 Old Brick Road, Ste 12 Glen Allen VA 23060
 Firm Broker Name Deb Orth
 Firm Broker's Phone Number (804) 362-7985

1. Exclusive Right To Sell: The undersigned Owners Brittany Hubbard
Marshall Hubbard (the "Owner") hereby grant unto the above named
 firm (the "Broker") for and in consideration of the services to be rendered by Broker, the exclusive and irrevocable right and
 privilege beginning with the date of the last Owner's signature obtained on this Agreement and ending at 11:59 p.m. on
December 1st, 2022 to sell the property described herein for the price and upon the terms and conditions
 as set forth herein, or for such other price, terms or conditions as may be hereafter agreed upon in writing. In the event Owner,
 during the term hereof, agrees to sell the property described herein, and for any reason the purchase and sale transaction is
 not consummated, Owner agrees that Broker shall continue to have the right to sell the property and to file the property with
 the Central Virginia Regional Multiple Listing Service ("CVRMLS").

Property located in City/County North Chesterfield, Virginia, with a street address of: 4919
Baxter Bridge Dr, Tax Parcel # 778-67-39-90-300-000, and a legal
 description of BENDAHL VALLEY SEC A 034 (the "Property").

2. Items Included: Unless otherwise specified in the real estate purchase agreement all improvements, fixtures
 appurtenances and the additional property, if any, described here refrigerator, stove, microwave, dishwasher,
washer and dryer are included in the sales price.

3. Listing Price and Terms:

The sale price of the Property is to be \$ 399,900.00 which price includes selling compensation,
 and the terms and conditions of said sale are as follows:

- (a) Owner's incentives _____
- (b) Possession shall be at settlement unless otherwise agreed by Owner and purchaser.
- (c) Other: _____

4. Multiple Listing Service: Owner is aware that Broker, a CVRMLS member, will file the Property and all pertinent
 information regarding it with CVRMLS. Such information, together with any other information provided to or obtained by
 Broker with respect to the Property, may be disclosed to prospective purchasers and other brokers and may be included in
 all listings and other materials distributed by CVRMLS either before or after the term of this listing or the sale of the Property.
 Owner understands that the primary objective of CVRMLS is to distribute information about property listings to all of its
 members and that the vast majority of homes for sale in the Richmond Metropolitan area are marketed through CVRMLS.
 Owner acknowledges that by not allowing the publication of their Property in CVRMLS, Owner will substantially reduce the
 number of potential purchasers and cooperating real estate offices who would learn about the availability of the Property. It
 is further understood that Broker will furnish to CVRMLS notice of all changes of information concerning the Property, and
 that upon completion of a fully executed Property sales agreement, Broker will notify CVRMLS of said sale.

5. Compensation: If, during the term of this Agreement, Owner sells or transfers the Property, or enters into a contract to sell
 or transfer the Property to a purchaser ready, willing and able to purchase on terms acceptable to Owner, or Owner receives
 a written offer signed by a purchaser by which such purchaser offers to purchase the Property on the terms and conditions
 set forth herein, then Owner agrees to pay to Broker the compensation (the "Fee") equal to the total of the following **[select**
all applicable box(es)]: ☒ 6 % of the gross sales price of the Property; ☐ **AND**
☐ the sum of \$ _____.

The Fee shall be paid in cash at settlement or such other time as set forth in this Agreement. Broker has advised Owner of
 Broker's firm policy regarding cooperating with and compensating other real estate licensees from the compensation set
 forth above. Owner authorizes Broker to cooperate with and compensate other brokers the following **[select one]:**
☒ 3 % of the gross sales price of the Property **OR** ☐ the sum of \$ _____. Owner agrees not
 to negotiate Broker's Fee or any cooperating buyer broker's compensation in a real estate sales contract for the Property.

6. Dual and Designated Agency: Owner hereby **[select one]**: ☐ consents **OR** ☒ does not consent to dual agency regarding the sale of the Property. Owner hereby **[select one]**: ☐ consents **OR** ☒ does not consent to designated agency regarding the sale of the Property. Dual and designated agency requires written approval of both Owner and purchaser in a real estate transaction prior to commencement of dual or designated agency. Owner is advised that a purchaser may employ the services of a buyer's agent or representative. Owner should not disclose any confidential information to prospective purchasers or to real estate licensees other than Broker.

7. Property Owner's Association: Owner represents that the Property **[select one]**: ☒ is **OR** ☐ is not subject to the Virginia Property Owners' Association Act. If the Property is subject to such Act, Owner ☒ authorizes **OR** ☐ does not authorize Broker to order a disclosure packet from the Association. Owner shall either pay the Association or reimburse Broker for the packet. If not paid prior to settlement, the cost of the packet shall be deducted from Owner's sales proceeds at settlement.

8. Condominium: Owner represents that the Property **[select one]**: ☐ is **OR** ☒ is not subject to the Virginia Condominium Act. If the Property is subject to such Act, Owner ☐ authorizes **OR** ☒ does not authorize Broker to order a resale certificate from the Association. Owner shall either pay the Association or reimburse Broker for the certificate. If not paid prior to settlement, the cost of the certificate shall be deducted from Owner's sales proceeds at settlement.

9. Internet and Other Media: Owner authorizes the dissemination of Property/sales information to CVRMLS participants, including electronic format, magazines and other media. CVRMLS brokers may publish listings of competing brokers on their web sites. If authorized below, Broker's website may also allow third-parties to (i) write comments or reviews about the Property or display a hyperlink to comments or reviews in immediate conjunction with particular listings, or (ii) display an automated estimate of the market value of the Property (or hyperlink to such estimate) or other listings in immediate conjunction with the Property. **If Owner does not want the Property listing or address displayed on the Internet, Owner must complete the "OPT OUT OF INTERNET" section below.**


OPT-OUT OF INTERNET: Complete this section only if Owner desires to opt out of Internet display


Owner may opt out of having the property listing or property address displayed on the Internet by selecting Option A or B below.

Option A: [☐] Owner has advised Broker that Owner does not want the Property displayed on the Internet. **OR**

Option B: [☐] Owner has advised Broker that Owner does not want the address of the Property displayed on the Internet.

Owner understands and acknowledges that if **Option A** has been selected, consumers who conduct searches for listings on the Internet will not see information about the Property in response to their search. ____/____ (**Owner's Initials**)

Owner (**initial one**: ) authorizes **OR** ____ does not authorize third-parties to write comments or reviews about the Property or provide hyperlinks to comments or reviews to any property in immediate conjunction with the Property.

Owner (**initial one**: ) authorizes **OR** ____ does not authorize an automated estimate of the market value of the Property (or any hyperlink to such estimate) or any property in immediate conjunction with the listing.

Notwithstanding the above instructions that will be associated with Owner's MLS Property listing, Owner acknowledges that Broker cannot control the content of third-party websites that may display information or values about Owner's Property.

10. Use of Listing Content; Intellectual Property Assignment. Owner acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the Property provided by Owner to Broker, or otherwise obtained or produced by Broker in connection with this Agreement, and any changes to such information (the "Listing Content"), may be filed with one or more multiple listing services, included in compilations of listings, and otherwise distributed, publicly displayed and reproduced. Owner **[select one]**: ☒ does **OR** ☐ does not hereby irrevocably assign and transfer to Broker any and all copyright rights and other intellectual property rights, and all actions and causes of action related to the foregoing, and all damages, profits, and other recoveries related thereto, which Owner may have or acquire in and to any and all Listing Content. If Owner irrevocably assigns and transfers to Broker the said rights, then Owner represents and warrants to Broker that the Listing Content and this assignment of rights to Broker does not violate or infringe upon the rights, including any copyright rights, of any person or entity. Owner shall indemnify Broker against all damages, costs, and liabilities, including twenty-five percent (25%) attorney fees, arising from any claim that the Listing Content or any portion of the Listing Content infringes the rights of any third party.

11. Lockbox: Owner **[select one]**: ☒ requests **OR** ☐ does not request the installation and use of a CVR MLS approved lockbox on said Property. Owner **[select one]**: ☒ authorizes **OR** ☐ does not authorize a termite inspector to use a lockbox key for entrance CVR 345

to the property unaccompanied by Broker or Broker's authorized agent. Owner is aware and understands that a lockbox is a means by which persons who have authorized access to said lockbox keys may gain entrance. Owner hereby jointly and severally releases and forever discharges Broker and all other persons who have authorized access to said lockbox keys from all liability, obligations, causes of action, claims and demands whatsoever which Owner may have by virtue of the installation and use of such lockbox. Owner agrees to notify tenant in writing, if any, of intended use of lockbox.

12. Disclosure: Owner acknowledges and understands that if the Virginia Residential Property Disclosure Act is applicable, then Owner must furnish an executed disclosure statement to a purchaser of the Property. If Owner does not furnish such disclosure statement as required by such Act, the purchaser has the right to terminate any contract to purchase the Property.

13. Lead Based Paint: Owner represents and warrants the Property **[select one]:** ☐ was **OR** ☒ was not built before 1978. If the Property was built before 1978, all federally mandated lead based paints disclosure requirements apply to the Property.

14. Septic System: Pursuant to Va. Code §32.1-164.1:1, Owner must disclose to the purchaser if the septic system serving the Property fails to meet the current regulatory requirements and Owner has applied for or obtained a waiver from the Board of Health for the system. Owner represents and warrants **[select as applicable]:**

- ☒ The Property is not served by a septic system.
- ☐ The Property is served by a **[select one]:** ☐ conventional **OR** ☐ alternative septic system but is not subject to a waiver. If an alternative system, is it subject to a maintenance contract? ☐ Yes **OR** ☐ No.
- ☐ The Property is served by a septic system and has been granted a waiver (or has applied for a waiver) which is not transferable to a purchaser. NOTE: Owner must provide notice of septic system waiver to purchaser.

15. Home Warranty Insurance: Owner has been advised of the availability of a home warranty program for the Property that covers malfunctions in certain systems and appliances (limitations apply). Owner **[select one]:** ☒ declines coverage **OR** ☐ elects to purchase a home warranty program.

16. Recordings Within the Property: If Owner records or allows remote monitoring of audio or video within the Property, Owner understands recording or transmitting audio or video of prospective purchasers or their representatives may result in violation of state and/or federal laws. Further, Owner acknowledges that prospective purchasers may photograph or video the interior of the Property. Owner should remove any items of a personal nature that Owner does not want photographed, recorded or transmitted, such as family photos, paperwork and other personally identifiable information. Owner hereby releases and indemnifies Broker, its agents and employees, from any liability which may result from Owner's recording or transmitting of audio or video on the Property, and from any other person photographing, recording or transmitting any audio, images, or video of the Property.

17. Enforcement: If Owner sells, conveys, or otherwise transfers the Property within ____ days after the expiration of this Agreement to a person or persons with whom Broker or any member of CVRMLS has negotiated as a prospective purchaser during the term of this Agreement, Broker shall be deemed to have earned the compensation provided herein and such compensation shall be due and payable to Broker pursuant to the terms of this Agreement; provided, however, that (i) Broker has given written notice to Owner of the name of such purchaser prior to the expiration of the term of this Agreement, and (ii) Owner has not entered into a valid listing agreement with any other licensed broker. Further, Owner Agrees if, (i) after a valid contract for the purchase of the Property is executed by Owner and any purchaser(s), there is a default by Owner which prevents performance of such contract through no fault of Broker, or (ii) Owner fails to fully perform the obligations of Owner set forth herein, then Broker may take action to enforce this Agreement or collect any costs, Fees and/or damages. Owner agrees to reimburse, indemnify and pay Broker, its agents and employees, for all of Broker's Fee, damages and collection costs incurred in the enforcement of this Agreement, including expenses and twenty-five percent (25%) attorney's fees.

18. Other Terms:
Seller grants listing agent permission to disclose to buyer agents, the presence or terms of offers that may have been received, if listing agent determines it is in the interest of the Seller.

19. Standard Provisions:

A. **Fair Housing:** Owner acknowledges that as a homeowner or landlord, Owner has a responsibility and a requirement under the law not to discriminate in the sale, rental and/or financing of property on the basis of race, color, religion, sex, disability, source of funds, familial status, elderliness, national origin, sexual orientation, gender identity, or status as a veteran, as well as all classes protected by the laws of the United States, the Commonwealth of Virginia and applicable local jurisdiction. Owner cannot instruct Broker or its licensees to convey for Owner any limitations in the sale or rental since real estate professionals are also bound by law not to discriminate. Under the law, a homeowner or landlord cannot establish discriminatory terms or conditions in the purchase or rental, deny that housing is available or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, elderliness or national origin. In the sale, purchase, exchange, rental, or lease of real property, Broker has the responsibility to offer equal service to all clients and prospects without regard to race, color, religion, national origin, sex, elderliness, familial status, or handicap.

B. Owner acknowledges that Broker is representing Owner as a standard agent under this Agreement. In accordance with law,

Broker hereby discloses to Owner that Broker and Broker's real estate licensees are the agents of Owner in connection with marketing the Property under this Agreement. As such, Broker and its licensees owe Owner duties as defined in Section 54.1-2131, Code of Virginia. Broker and its licensees are required to treat all parties to a transaction honestly. Without breaching their duties to Owner, Broker and its licensees may provide prospective purchasers with information about the Property and may assist a prospective purchaser in preparing an offer to purchase the Property. Broker and its licensees have a duty to submit to Owner all offers to purchase the Property. Broker and its licensees shall not disclose to prospective purchasers (or their real estate licensees) the terms of any other offers to purchase the Property received by Broker without Owner's prior written consent.

C. This Agreement is intended solely to define the relationship between Owner and Broker. It is not intended to be an offer to sell to a third party, nor may any third party rely upon it as such an offer. Further, this Agreement does not confer upon Broker the power or authority to either make or accept an offer or counteroffer to sell the Property. The Property may be sold only by a written agreement executed by Owner, or by an attorney-in-fact for Owner under a written power of attorney. Broker's authority hereunder shall be limited to marketing the Property for sale and such activities as are necessary or incidental thereto, including without limitation accepting and holding an earnest money deposit in accordance with the Regulations of the Virginia Real Estate Board.

D. If Owner withdraws the Property from the market during the initial term of this Agreement or any extension thereof, without written consent from Broker, or otherwise prevents Broker from selling the Property during the initial term or any extension thereof, Owner agrees to pay Broker the Fee set forth in paragraph 5 as compensation for its services hereunder.

E. If, after a valid contract for the purchase of the Property is executed by Owner and a purchaser, there is a default by such purchaser which prevents performance of such contract through no fault of Owner, Broker agrees that Owner will not be liable for the Fee of Broker and that Broker shall look to such defaulting purchaser for compensation relating to such contract. Owner agrees that if such a default occurs, this Listing Agreement shall remain in effect between Owner and Broker until its expiration and that payment of the Fee of Broker by such defaulting purchaser or purchasers shall not satisfy an obligation which may arise if, subsequent to such default, another valid contract for the purchase of the Property is brought about by Broker.

F. Owner agrees that during the initial term or any extension thereof, Broker is authorized to place "FOR SALE" signs on the Property, to remove any other "FOR SALE" signs and to take all appropriate action to bring about a sale of the Property. Owner agrees to make the Property available to Broker and real estate licensees employed by or affiliated with Broker at all reasonable hours for showing to prospective purchasers. Owner also agrees to refer to Broker all inquiries or offers which Owner may receive regarding the Property.

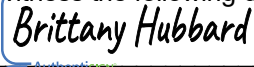


G. In the event of a sale of the Property, Owner agrees to convey the Property to any purchaser by general warranty deed with the usual English covenants of title and free and clear from all encumbrances, tenancies, and liens (for taxes or otherwise), but subject to applicable easements and restrictive covenants of record not adversely affecting the use of the Property, and subject, in all events, to the specific terms and conditions contained in the contract of sale.

H. Owner agrees that in consideration of the use of the services and facilities of Broker and/or CVRMLS, neither Broker, its officers, directors, employees and real estate licensees employed by or affiliated with Broker showing the Property to prospective purchasers, nor CVRMLS, its directors, officers and employees, including officials of any Association of REALTORS®, shall be liable for any vandalism, theft or damage of any nature whatsoever to the Property or its contents during the initial term and any extension hereof, and Owner waives any and all rights, claims, and causes of action against any of them and holds them harmless for any property damage or personal injury arising from the use of or access to the Property by any person during the initial term and any extension thereof, but excluding property damage or personal injury arising out of their own negligence.

20. This Agreement is a legally binding agreement which may not be modified or changed except by written instrument executed by the parties. It shall be construed, interpreted, and applied according to the laws of the Commonwealth of Virginia, and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns. No assignment of this Agreement shall be made without the prior written consent of the other parties. The parties hereto acknowledge that each of them has received a copy of this agreement. **Owner is advised to seek legal advice if the contents of this Agreement are not understood.**

21. **Electronic Signatures** In accordance with the Uniform Electronic Transactions Act regarding electronic signatures and transactions, the parties do hereby expressly authorize and agree to the use of electronic signatures as an additional method of signing and/or initialing this Agreement.

Witness the following duly authorized signatures:

 _____ Date 06/13/22			
Owner	Brittany Hubbard	Date	Owner
 _____ Date 06/13/22			
Owner	Marshall Hubbard	Date	Owner
By:  _____ Signature of Broker or authorized agent Date 06/13/2022		_____ Sheen McCullough Broker or authorized agent's printed name	

COPYRIGHT©2019 by the Central Virginia Regional MLS, LLC (CVR MLS). All rights reserved. This form may be used only by members in good standing of CVRMLS. The reproduction of this form, in whole or in part, or the use of the names "Central Virginia Regional MLS" or "CVRMLS" in connection with any other form, is prohibited without prior written consent of CVRMLS.



COMING SOON ADDENDUM TO CVR MLS RESIDENTIAL LISTING AGREEMENT

(Use this Addendum only for property entered as "coming soon" in CVR MLS)

THIS COMING SOON ADDENDUM is made on June 13th, 2022 to the CVR MLS Residential Listing Agreement dated Jun 13th, 2022 (the "Listing Agreement"), by and between Brittany Hubbard Marshall Hubbard ("Owner") and Coach House Realty LLC ("Broker") for the exclusive right to sell certain real property known as 4919 Baxter Bridge Dr, Virginia (the "Property") and shall be attached to and made a part of the Listing Agreement.

1. COMING SOON LIMITATION: Owner directs Broker to enter the Property listing in the CVR Multiple Listing Service ("CVR MLS") under "coming soon" status and directs that their Property not be available for viewing by anyone prior to the date entered in Paragraph 3 below. Owner understands that during the "coming soon" period, the Property listing information will be made available to other CVR MLS participants and their clients.

2. CVR MLS RULES: CVR MLS Participants are required to enter all property listings into the CVR MLS system under the "coming soon" status within three (3) days of the ratification of the Listing Agreement by Owner or one (1) business day of Public Marketing, as defined in the CVR MLS Rules and Regulations, whichever comes first.

3. COMING SOON INSTRUCTIONS:

A. Owner and Broker agree that the Listing Agreement is hereby modified as follows: Owner hereby directs Broker to list the Property in CVR MLS in "coming soon" status until 06/23/2022 (maximum of 21 days from the date of ratification of the Listing Agreement by Owner).

B. Owner **[select one]:** ☒ authorizes **OR** ☐ does not authorize Broker to install a "For Sale" sign with "Coming Soon" rider on the Property while the Property is listed in the "coming soon" status.

4. ADVERTISING: Broker may conduct pre-marketing activities for the Property (i.e. photography, staging, landscaping, repairs, etc.) and may advertise the Property as "coming soon" on websites, in the print media (i.e. newspapers, print ads, etc.) or in social media (i.e. Facebook, Twitter and other social media applications) while the Property listing remains in the "coming soon" status.

5. SHOWINGS: Broker is prohibited from showing the Property to prospective buyers and/or their agents if the Property is listed in CVR MLS under the "coming soon" status. If Owner desires to have the Property shown to prospective buyers and/or their agents, Owner must direct Broker to change the Property status to "active" in CVR MLS. Once changed to "active" status, CVR MLS Rules and Regulations prohibit returning the Property status to "coming soon".

6. COMPENSATION: Owner acknowledges that an offer of compensation to cooperating buyer agents is required for the listing of the Property in CVR MLS, including in the "coming soon" status.

Witness the following duly authorized signatures:

<p><u>Brittany Hubbard</u> 06/13/22</p> <p>Owner <u>Brittany Hubbard</u> Date</p> <p><u>Marshall Hubbard</u> 06/13/22</p> <p>Owner <u>Marshall Hubbard</u> Date</p>	<p>Owner _____ Date</p> <p>Owner _____ Date</p>
<p>Broker: By: <u>Sheen McCullough</u> 06/13/22</p> <p style="text-align: center;">Signature of Broker or authorized agent Date</p>	

Print name: Sheen McCullough

COPYRIGHT©2020 by the Central Virginia Regional MLS, LLC (CVR MLS). All rights reserved. This form may be used only by members in good standing of CVR MLS. The reproduction of this form, in whole or in part, or the use of the names "Central Virginia Regional MLS" or "CVR MLS" in connection with any other form, is prohibited without prior written consent of CVR MLS.

Choice of Settlement Agent

In Virginia, the Purchaser or Seller has the right to choose his/her own settlement agent. The following is the statute that makes this provision.

Choice of Settlement Agent: Chapter 10 (§ 55.1-1000 et seq.) of Title 55.1 of the Code of Virginia provides that the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent's role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. **No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.**

Variation by agreement: The provisions of Chapter 10 (§ 55.1-1000 et seq.) of Title 55.1 of the Code of Virginia may not be varied by agreement, and rights conferred by this chapter may not be waived. The seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing, and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from his settlement agent, upon request, in accordance with the provisions of Chapter 10 (§ 55.1-1000 et seq.) of Title 55.1 of the Code of Virginia.

I/We understand that in selecting a non-attorney settlement agent, there is a possibility that if a matter arises which may need a legal interpretation or legal advice, the non-attorney settlement agent may not have attorney representation which can be provided to a client. In that case, the client may need to hire outside counsel to receive the necessary legal advice.

Authentisign
Brittany Hubbard 06/13/22

Name Date

Authentisign
Marshall Hubbard 06/13/22

Name Date

4919 Baxter Bridge Dr, North Chesterfield, VA 23237-3874, Chesterfield County

[Listing](#) [Tax](#) [Photos](#) [History](#) [Parcel Map](#) [Flood Map](#) [Open House](#)

MLS: **CVR**



1 / 33



TD
TX M N

MLS#: **2214634** Status: **Coming Soon** List Price: **\$399,900**
Cat: **Single Family** Area: **52** Exp OnMkt Dte: **06/23/2022**
Type: **Detached** Cn/Cty: **Chesterfield** Delayed Show: **Yes**
SubType:
Address: **4919 Baxter Bridge DR**
P.O.: **North Chesterfi** State: **VA** Zip: **23237-3874**
WalkScore: **3 -** No Show Until: **06/23/2022**
[Listing Information](#)
PUD:
New/Resale: **Resale (occupied at least once)**
Nghbrhd:
Subdivision: **Bendahl Valley Section A**
Yr Blt: **2006/Approximate** Fin SF +/-: **3,564**
Rms: **12** Lvl: **2.00** Fin SF-Bsmt:
Bdrms: **5** Unfin SF +/-:
SqFt Source: **Per Tax** Unfin SF-Bsmt:
Lot: **34** \$/Fin SF +/-: **\$112.21**
Fin SF Src Desc:

[School Information](#)
Elm School: **Beulah** High School: **Bird**
Mid School: **Salem** Oth School:

Directions: **Hopkins Rd to Beulah Rd to Salem Church Rd. Turn left on Baxter Bridge Dr; home is on the right.**

Room/Bath Information

Room	Dim	Lvl	Desc	Room	Dim	Lvl	Desc
Master Bedroom	12.43 x 6.2	1	hardwood, 2-story, arched entryway	Living Room	11.25 x 12.13	1	carpet, crown molding, chair rail
Dining Room	12.12 x 11.71	1	hardwood, tray ceiling, crown molding, chair rail	Family Room	21.43 x 15.5	1	carpet, gas fireplace, builtin bookshelves
Kitchen	14.73 x 12.15	1	hardwood, granite, stainless appliances, pantry	Additional Room 1	13.69 x 9.92	1	hardwood, eat-in area, kitchen
Office-Study	12.98 x 12.7	1	hardwood, built-in bookshelves, recessed lights	Great Room	22.15 x 19.35	1	carpet, step down, converted garage
Primary Bedroom	18.7 x 15.22	2	carpet, vaulted ceiling, bathroom, windows	Bedroom 2	12.97 x 12.31	2	carpet, ceiling fan, large window
Bedroom 3	12.48 x 11.39	2	carpet, window	Bedroom 4	12 x 11.71	2	carpet, corner windows
Additional Room 2	12.4 x 11.5	2	carpet, loft, ideal for office or living room	Laundry-Utility Room	7.92 x 6.86	2	vinyl floor, utility sink, storage shelves

Bath Desc	FBath	HBath
Bsmt:	0	0
1:	0	1
2: Tub & Shower	2	0
3:	0	0
4:	0	0
Total:	2	1

Features

Style: **2-Story**
Structure: **Block, Brick**
Siding: **Stone, Vinyl**
Roof: **Composition**
Flooring: **Carpet-W-W, Vinyl, Wood**
Current Internet:
Int Desc:
Water Type:
Attic:
Garage:
Basement/Foundation:
Fenced:
Interior:
9 Ft + Ceilings, Breakfast Nook, Built In Cabinet/Bookcases, Ceiling Fan, Countertops - Granite/Stone, Double Vanity, Eat-In-Kitchen, Fireplace Insert, Formal Dining Room, French Doors, Island, Jetted Tub, Loft, Pantry, Primary Room Bath, Recessed Lighting, Tray Ceiling, Walk-In Closet, Washer Hookup
Public Water
Sewer - Public
Deck, Palladian Windows, Porch, Storage
Shed Detached
Association
Dishwasher, Disposal, Gas Cooking, Microwave, Oven, Stove
No
No
No
Drywall

Heating: **2 Zoned Heat, Forced Hot Air**
Heat Fuel: **Natural Gas**
Cooling: **2 Zoned AC, Central Air**
Water Heater: **Natural Gas**
Fireplace: **1/Gas**
Internet Desc:
Pool/Desc: **No**
Maint Contract:
Porch: **Front, Rear**

General Information

D: **778-67-39-90-300-000** Acres: **0.61** Current Zoning: **R12**
Waterfront: **No** Total Assmt: **\$341,500** Annual Taxes: **\$3,244**
Body of Water:
Water Depth:
Pool: **BENDAHL VALLEY SEC A 034** Home Warranty: **HWA** Investor Rental Cap: **No**
Pre Qual Letter: **Yes**

Remarks: Nestled on a large corner private lot, this gorgeous former model home has tons of upgrades! The lovely front porch invites you into a 2-story foyer w/beautiful hardwood floors. Dining room features an octagon tray ceiling. Arched entryways to the dining & formal living room. Both rooms perfect for entertaining. The spacious living room features a gas fireplace & built in bookshelves that opens up to the kitchen & breakfast nook. Kitchen features SS appliances, granite counter tops, and pantry. Off of the living room is an office space w/custom built in bookshelves. From the kitchen, you can step down to another room that is great for a first floor bedroom or rec room. Upstairs boasts 4 bedrooms, 2 full baths & a loft area fitted for a 2nd living room/office. The vaulted ceilings in master bedroom offers wonderful natural lighting & the attached master bath has dual vanities, jetted tub, stand up shower, and nicely sized walk-in closets. Down the hall you will find the other 3 ample sized bedrooms. Anderson windows throughout. Enjoy the tranquil, wooded lush greenery in the backyard w/a charming deck. Detached shed is wired for electricity and offers extra storage.

Agent Only Comment: Showings to begin on Thursday, 6/23 at 9AM. Please submit any offers by 5PM on Sunday, 6/26. Allow for noon response time on Monday, 6/27. Sellers prefer quick close. Although no known defects, fireplace, chimney, flue & shed convey in as-is condition. Washer and dryer convey as-is condition. Please include this language in your offer. Sellers reserves the right to accept an offer before the stated deadline. Call/Text Sheen with any questions.

Mortgage Information Disclaimer: Any mortgage information contained herein is provided for informational purposes only and is not to be relied upon. The Agent/Brokerage supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products.

Fee Information

HOA/Cond: **Yes**
 Add'l HOA:
 Fee \$: **\$250.00**
 Mngmnt
 Firm:
 Fee Dsc: **Community Association**
 Fee: **Comm Ar Mnt, Common Area**
 Includes:
 Add'l Fee
 :

Membership Req'd: **Yes**
 Fee Period: **Yearly**
 Management Phn:

Add'l Fee Dsc:

Owner Information

Owner: **Hubbard Brittany; Hubbard Marshall**
 Occupant: **Owners**
 Owned By: **Individuals**
 Possession: **At Closing**

Owner Phone:
 Occupant Phone:
 Owner/Agent: **No**
 Agt Related to Seller: **No**
 Contingency:
 Contingency Type:

Agent/Office Information

List Office: **[Coach House Realty LLC - \(CHRV01\)](#)**
 List Agent: **[Sheen McCullough - \(78389\)](#)**
 Co-List Office:
 Co-List Agent:
 A Email: **mcculloughsheen@gmail.com**
 Type: **Exclusive Right**

(804) 362-7985

List Date: **06/13/2022**

(804) 588-8502

Pend Date:

Expire Date: **12/01/2022**

DOM:
 Limited Rep:

Compensation Information

Buy Firm Comp Type: **Percent**
 Struct Comp Descr:
 Comp Rmrks:
 Bonus: **No**

Buy Firm Comp Amt: **3.00**

Dual/Var Y/N: **No**

Compensation references in this field must not conflict with the unconditional offer of cooperation and compensation required for MLS listing submission.

Showing Instructions

Showing Instr 1: **Appt. Required**
 Showing Instr 2: **LB Use Online Showing Service**
 Add'l Show Instr:

Lockbox Type: **Sentrilock**

Supra Serial LB #:
 Senti Serial LB #: **01773890**

[If you believe there is a violation on this listing, click here to report the problem.](#)

2214634

All Information Deemed Reliable but not Guaranteed.
Sheen McCullough Coach House Realty LLC (804) 588-8502

06/21/2022
 4:06:46 PM



Virginia Real Estate Board
https://www.dpor.virginia.gov/Consumers/Disclosure_Forms/

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property—whenever the property is to be sold or leased with an option to buy—to provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

PROPERTY ADDRESS/
LEGAL DESCRIPTION:

4919 Baxter Bridge Dr North Chesterfield VA 23237-3874
 BENDAHL VALLEY SEC A 034

The purchaser is advised of the disclosures listed in the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT located on the Real Estate Board webpage at:

https://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

 Brittany Hubbard

Owner **Brittany Hubbard**

06/13/22

Date

 Marshall Hubbard

Owner **Marshall Hubbard**

06/13/22

Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Purchaser

Date

Date