



The Neighborhood

OF LIBBIE MILL - MIDTOWN



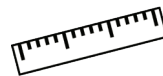
BUILDING THE NEW SENSE OF COMMUNITY.

The Neighborhood is an urban townhome and condominium community located in the heart of Libbie Mill - Midtown, RVA's newest, surprising, and most livable community that forms the heart of the rapidly emerging Midtown area.

**Voted "Best New Neighborhood in Henrico"
in Richmond Magazine's Best & Worst 2023**

Community Features:

- Modern townhomes and condominiums
- Clubhouse, pool and fitness facility
- Walking trails and community events
- Local shops and restaurants
- Convenient location near I-64



1,342 - 2,648 square feet



2 - 4 bedrooms



2.5 - 3.5 baths

Priced from the \$400s

Sales Office: 5314 Libbie Mill East Boulevard, Henrico, VA 23230 | 804.521.5324

LIBBIEMILL.COM

Gumenick
PROPERTIES



Community Site Plan



All information is deemed reliable but not guaranteed. All images, details, dimensions, square footage and illustrations are approximate and may vary from actual plans and specifications.

Our Floorplans

TOWNHOMES



THE GRACE

3-level Townhome
Up to 3 Bedrooms
Up to 3 Full 1 Half Baths
2-car garage
1,342+ square feet



THE POLLARD

3-level Townhome
Up to 3 Bedrooms
Up to 3 Full 1 Half Baths
2-car garage
1,802 square feet



THE BELMONT

3-level Townhome
Up to 4 Bedrooms
Up to 3 Full 1 Half Baths
2-car garage
2,045 square feet

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Our Floorplans

CONDOMINIUMS



THE SYDNEY

2-level Condominium
Up to 3 Bedrooms
2 Full 1 Half Baths
1-car garage
1,531 square feet
Floors 1 + 2

THE MONROE

2-level Condominium
3 Bedrooms
Up to 2 Full 1 Half Baths
1-car garage
2,648 square feet
Floors 3 + 4

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Modern Townhome & Condominium Living

Standard Home Features

Interior Features

Flooring

- Laminate flooring at Foyer, Kitchen, Living, Dining, Half Baths & optional Family room
- Carpet:
 - 1st floor Family & Bedrooms
 - 2nd floor Sydney
 - 3rd floor Townhomes
 - 4th floor Monroe
- Oak Stairs:
 - 1st to 2nd floor
 - 1st to 3rd floor Monroe
- Carpeted Stairs:
 - 2nd to 3rd floor Townhomes
 - 3rd to 4th floor Monroe

Interior Ceilings & Trim

- 9' ceiling height (except as marked for mechanical/structural requirements)
- 2-member crown molding in Living & Dining rooms (Sydney includes crown at Foyer, no Dining room)
- 5" baseboard throughout
- 3" baseboard in Baths & Laundry
- Ventilated shelving in closets & pantries

McCormick Paints

- Chillax flat finish on walls & ceilings
- White semi-gloss finish on trim

Kitchen

- Delta® chrome faucet
- Aristokraft® stained cabinets, 42" uppers & crown
- Granite countertops
- Stainless steel double-bowl, under mount sink with Badger® disposal

GE® Appliances

- Side-by-side, standard-depth Refrigerator with in-door dispenser
- Dishwasher
- Free-standing Gas Range
- Over-the-Range Microwave (recirculating)

Bath

- Tile floor in Owner's Bath & Bath 2
- Kohler® elongated bowl toilets
- Sterling® pedestal sink in Half Baths
- Gelcoat fiberglass tub, tile surround & curved shower rod at Bath 2
- Framed glass shower door, tile surround & tile shower floor at Owner's Bath
- Aristokraft® raised-height vanities & Cultured marble countertops at Owner's Bath & Bath 2
- Delta® 8" spread faucets
- Progress® 3-light vanity fixtures
- Oval beveled-edge mirror at Half Bath
- Rectangular polished-edge mirror at Owner's Bath & Bath 2

Electrical

- Progress® interior light fixtures
- Recessed lighting with LED trim, per plan
- LED closet lights, per plan

Low-Voltage Wiring

- Araknis Networks 500 Series Indoor Wireless Access Point
- Cat5e wiring for multi-media jacks, per plan

Doors & Hardware

- 2-panel hollow core interior doors
- Schlage® front door hardware in Satin Nickel
 - Plymouth Handleset & Georgian Knob at Townhomes
 - Accent Lever at Condos
- Schlage® Georgian Knob interior door hardware in Satin Nickel

Mechanical

- Modern interior fire suppression system
- 95+ gas furnace & 15 SEER cooling
 - 1-zone at Condos
 - 2-zone electronic damper at Townhomes
- Honeywell programmable thermostat
- Tankless gas water heater

Exterior Features

Structural

- Housewrap
- Structural 7/16 OSB wall sheathing
- Hardiplank® siding
- Architectural trim
- Engineered floor & roof systems

Windows & Doors

- Therma-Tru® fiberglass raised panel front door
- ENERGY STAR® rated insulated, tilt, single-hung, Low-E windows
- Half screen on operable windows

Insulation

- R-15 batt on exterior walls
- R-49 in ceilings & overhangs

Roof & Gutters

- GAF® Timberline 30-year fiberglass dimensional shingles
- Seamless gutters
- Synthetic roofing membrane on Decks

Garages

- Insulated garage door
- Fully insulated, drywalled, taped, blocked & painted walls & ceiling
- Wi-Fi capable garage door opener with two remotes

Stoops & Walkways

- Brick stoops
- Concrete sidewalks
- Progress® exterior light fixtures

Landscaping

- Professionally designed foundation plantings
- Irrigated front/side lawns & common areas

Low Maintenance

- Common area maintenance, snow removal & trash removal

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WHAT'S HERE

NEIGHBORHOOD AMENITIES



- 1. Jordan's Branch Trail** Walk, bike or run on the 3K nature trail, and take in the sights and aromas of Virginia's native flora and fauna - just minutes from your front door.
- 2. LL Flooring HQ** One of the country's most recognized companies found its home in Midtown, RVA.
- 3. Penstock Quarter Apartments** Make new friends, exercise, swim, grill, entertain and maybe even sleep. Most importantly, repeat daily.
- 4. Libbie Mill Library** Discover the maker's lab, 3D printer, latest editions of your favorite books and magazines, all connecting you to your dreams and possibilities.
- 5. Libbie Lake & Pier** Satisfy your epicurean tastes with food trucks, festivals, and a never-ending series of fun-filled events.
- 6. Townhomes** Live life to the fullest in Libbie Mill - Midtown's 2-4 bedroom townhomes.
- 7. Condominiums** Our "two over two" condos offer an authentic representation of classic, central VA architecture in a contemporary format.
- 8. Harp's Landing Apartments** A 5-story, 398 apartment community positioned at the heart of Libbie Mill, along the northern bank of Libbie Lake.
- 9. Wellsmith Apartments** Revive the lifestyle you dream of in these new apartment residences crafted with style, sophistication and mindful spirit.
- 10. 11. 12. Emmer Row, Tanner Row & The Corner Shops** Enjoy Libbie Mill's commercial district featuring eclectic retail experiences and unique dining establishments.

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WHAT'S HERE

LIBBIE MILL - MIDTOWN BUSINESSES AND ORGANIZATIONS

ACACIA midtown

www.acaciarestaurant.com



www.blueridgecyclery.com



www.brasstapbeerbar.com



www.craftedrva.com



www.shagbarkrva.com



www.stablesmarketrva.com



www.starbucks.com



www.airrosti.com



www.asosmiles.com



www.athletico.com



www.blockadvisors.com



www.burnbootcamp.com



www.capitalec.com



www.radiantnailrichmond.com



www.riverrundentalspa.com



www.9round.com



www.sagesalonva.com



www.solidcore.co



www.townebank.com



www.gumenick.com



ARCHITECTURE
INTERIOR DESIGN

www.hbaonline.com



www.llflooring.com



www.marshmma.com



www.libbiemill.com



www.rmhfoundation.org



www.samsonproperties.net



www.cardinaltitlegroup.com

LOCAL DIRECTORY

SCHOOLS

Henrico County Public Schools
www.henricok12.va.us
Johnson Elementary School
Tuckahoe Middle School
Tucker High School

HOSPITALS & HEALTHCARE

Airrosti
All Star Orthodontics
Athletico Physical Therapy
River Run Dental Spa

Henrico Doctor's Hospital, Skipwith Rd
Parham Doctor's Hospital
Bon Secours, St. Mary's Hospital
KidMed

SHOPPING

Blue Ridge Cyclery
Capital Eye Care
Radiant Nail and Spa

Sage Salon
Samson Properties & Cardinal
Title Group
The Stables Market

Towne Bank
Libbie Place Shopping Center

RECREATION

Clubhouse & Fitness Facility with
exclusive access for homeowners

Burn Boot Camp
[Solidcore]
9Round Fitness

Jordan's Branch Trail
Northside Family YMCA
Gold's Gym at Willow Lawn
Triangle Rock Club
Libbie Mill Dog Park

DINING

ACACIA midtown
Brass Tap Craft Beer Bar
Crafted
Shagbark

The Stables Market
Starbucks
Restaurants at Libbie & Grove
Restaurants at Willow Lawn

DAYCARE

The Monument Heights Day School
Westhampton Day School
Bon Secours Family Center
Impawsible Pups
Dog Services

PUBLIC SERVICE

Libbie Mill Library
GRTC

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