



The Neighborhood

The Grove

at Lucks Lane



SUBMITTED PHOTOS

A new 55-plus villa development aims to balance privacy with community

Doug Childers/Homes Correspondent

One of the subtle details residential developers and builders have to consider is how a community will feel once it's built. Will it help residents feel like they're part of a cohesive neighborhood? How large can a community be and still feel comfortably small and familiar?

Frank Lackman thinks Cornerstone Homes, a Henrico County-based, active-adult homebuilder, has found the right balance in its new low-maintenance, 55-plus development. The Grove at Lucks Lane will have 62 attached-villa homes on a 19½-acre site at 11720 Lucks Lane in Midlothian.

"It's small enough to know your neighbors and not so large you get lost in the crowd," said Lackman, president of Cornerstone Homes.

It's not just the acreage and number of homes that determine a development's sense of community, though.

"As with every community, you have those who want to know their neighbors and be around them often and others who want to remain more to themselves," Lackman said. "The positioning of each homesite allows for both: private spaces to retreat to in your own home or outdoor patio and larger gathering spaces within the community."

In The Grove, those gathering spaces will include a covered pavilion with an outdoor fireplace and grilling station; a dog park; and walking trails. The development will also have a professionally managed community garden.

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ARTIST RENDERING

“We will host the early community gatherings in our model home,” Lackman said. “Once we are sold out, the neighbors can use the pavilion or host events in their own homes.”

The Crescent Group, a sister company of Cornerstone Homes and its exclusive developer, began preparing the site for The Grove in late March. It expects home construction to begin this summer, with

the first homes closing in the fourth quarter of this year.

Cornerstone Homes will be the sole builder. It has exclusively built homes in 55-plus communities since its founding in 2001.

Home stats and sales

The Grove will have 15 four-villa buildings and one two-villa building.

“The homes will be Craftsman in style with a combination of siding, shake shingles and stone veneer,” said Kirsten Nease, Cornerstone’s director of marketing.

The five floorplans being offered in The Grove will range in size from 1,540 to 2,500 square feet. Cornerstone has built the same models in Magnolia Lakes and The Villas at Ashlake in Chesterfield County, and “they’ve been extremely

popular with our buyers,” Nease said. She added: “All the homes feature a private driveway and a covered entry, a large, two-car garage and a private outdoor living space, as well as an open-area living and dining area, two bedrooms, two baths and flex rooms.”

Prices for the base houses range from \$309,900 to \$359,900.

Early sales, which began in November, were strong, with nine sales in the first two weeks, Nease says.

She added: “They continue to be steady, and to date we have sold 17 homes.”

The Grove’s location – near restaurants, shops and St. Francis Medical Center – is helping to drive sales, and the community is especially popular among buyers with ties to the area.

“Approximately 80 percent of our buyers are from within a few miles of the site,” Nease said. “Those that are from out of the area or out of the state have family in the area.”

Top 10 home sales in March

1. \$1,195,000

Address: 17 Robin Road
 Locality: Richmond
 Square feet: 4,179
 Beds/Baths: 5/4
 Acreage: 0.716
 Year built: 1962



Richmond Association of Realtors

The following are the most expensive homes sold in March as reported by the Central Virginia Regional Multiple Listings Service. The area includes the counties of Henrico, Hanover, Chesterfield, Goochland, Powhatan, New Kent, Charles City, Prince George, Dinwiddie, Amelia and King William, and the cities of Richmond, Hopewell, Colonial Heights and Petersburg.

	Sales Price	Address	Locality	Sq. feet	Beds/baths	Acreage	Built
2.	\$ 1,050,000	9706 Cragmont Drive	Henrico	5307	5/6.1	1.044	1987
3.	\$ 1,050,000	5720 Stonehurst Estates Terrace	Henrico	5456	6/5.1	1.000	2020
4.	\$ 1,020,000	3704 Barrington Bridge Place	Henrico	6682	5/5.2	0.604	1989
5.	\$ 1,000,000	593 Raleigh Manor Road	Henrico	4855	5/4.1	0.877	2010
6.	\$ 940,500	2519 West Grace Street	Richmond	3284	3/2.1	0.085	1908
7.	\$ 937,500	3814 Dover Road	Richmond	3495	4/3.2	0.472	1936
8.	\$ 915,000	405 Sleepy Hollow Road	Henrico	5743	4/3.2	1.420	2009
9.	\$ 900,000	4700 Hidden Falls Place	Chesterfield	3790	5/4	1.075	2018
10.	\$ 865,000	9805 Colony Bluff Drive	Henrico	7303	5/6.1	N/A	2000

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