

712COLONYFOREST.COM

# 712 Colony Forest Drive

CHARTER COLONY | MIDLOTHIAN | VIRGINIA

Offered at \$629,900



# Welcome Home

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Some homes are measured in  
square feet. The best ones are  
measured in memories.

Nestled with in Charter Colony's Stewart Village,  
712 Colony Forest Drive offers a lifestyle defined  
by convenience, community, and comfort. More  
than a place to live, this is a place to belong.



# The Property

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This thoughtfully designed home offers approximately 3,183 square feet of flexible living space, featuring four bedrooms, two-and-a-half bathrooms, a dedicated home office, expansive loft, and inviting indoor and outdoor gathering areas.

Surrounded by mature landscaping, fruit-bearing trees, and berry gardens, the property combines everyday comfort with the amenities and lifestyle of one of Midlothian's most sought-after communities.

3,183 SF • 4 BED • 3 BATH • 0.29 ACRES





# A Home Designed for Everyday Living

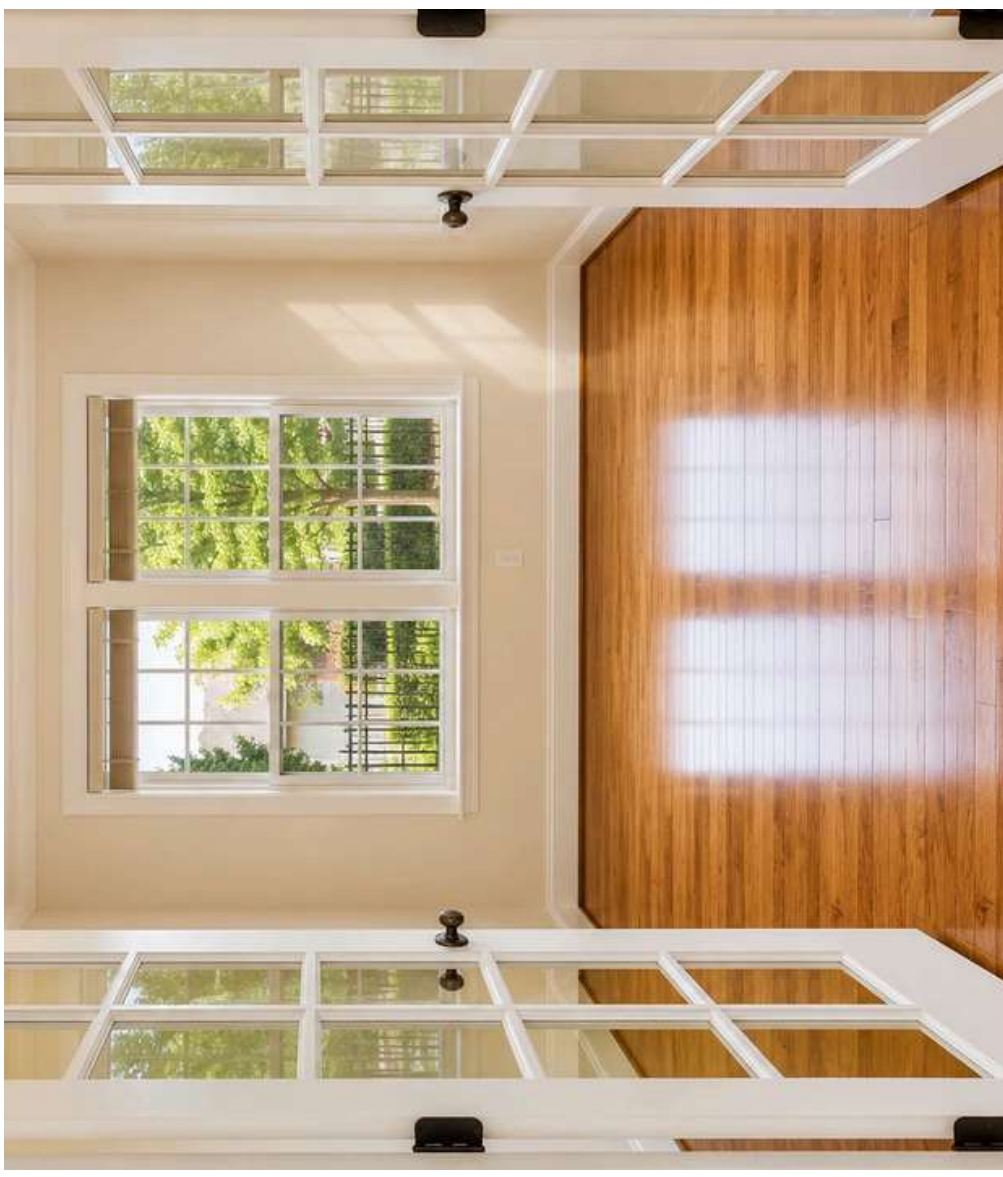
Thoughtful design is evident throughout the home, with each room flowing naturally into the next while maintaining its own sense of purpose. Spacious gathering areas, private retreats, and the impressive second-floor loft create a floor plan that adapts beautifully to both everyday routines and life's special moments.

# Beautiful Home Office

## Or Maybe A Bright Playroom?

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Positioned at the front of the home and filled with natural light, this flexible space offers endless possibilities. Whether serving as a dedicated home office, bright playroom, study area, library or creative studio, it provides a quiet retreat designed to evolve with your family's needs.





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# Outdoor Living

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The grounds have been lovingly established to offer beauty, privacy, and enjoyment throughout the seasons.

Mature shade trees frame the property, while apple, peach, and pear trees, complemented by blackberry and blueberry bushes, create a backyard experience rarely found in today's neighborhoods.

Whether gathering with friends on the spacious rear deck or unwinding on the covered wraparound front porch, the outdoor living spaces invite you to slow down and savor the moment. Here, mornings begin with coffee and birdsong, afternoons are filled with backyard adventures, and evenings end beneath the stars with fresh-picked fruit and a well-earned drink in hand.



# Family Freindly Canine Approved

Charter Colony delivers the best of both worlds— a vibrant, family-oriented community with the green spaces, and walkability that make everyday life more enjoyable for residents of all ages, including the four-legged ones.



# Perfect Location

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Charter Colony is perfectly positioned between Washington, the Blue Ridge Mountains, and Virginia's beautiful coastline.

## Popular Destinations

Route 288 · 2 min

Westchester Commons · 5 min

Short Pump Town Center · 20 min

Metro Richmond Zoo · 20 min

Carytown · 25 min

Virginia Museum of Fine Arts · 25 min

Altria Theater · 25 min

James River Park / Brown's Island · 25 min

Virginia Commonwealth University · 25 min

Richmond International Airport (RIC) · 25 min

Kings Dominion · 35 min

Williamsburg / Busch Gardens · 55 min

Charlottesville · 90 min

Washington D.C. / Dulles Airport (DIA) · 2 Hours

Blue Ridge Mountains · 2 Hours

Outer Banks, NC · 3.5 Hours



# Charter Colony Checks Every Box

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Charter Colony is one of Midlothian's most sought-after communities. With limited inventory, professionally managed amenities, and a strong sense of community, homes here are often in high demand. 712 Colony Forest Drive is located in Stewart Village, one of the original and most established neighborhoods in Charter Colony, known for its mature landscaping, walkability, and welcoming atmosphere.

Residents enjoy year-round community events with live music at the community pavilion green space. Residents can reserve multiple clubhouses, and outdoor spaces for private celebrations. You'll enjoy the newly added pickleball courts with gated resident access, swimming pools, playgrounds, walking trails, and open green spaces create opportunities for recreation and connection for all ages. Whether it's an evening stroll, a morning run, children playing with neighborhood friends, or walking the family dog, Charter Colony offers a lifestyle that is increasingly difficult to find. Residents value the sense of safety, pride of ownership and outstanding neighbors.

Above all, beautifully maintained, professionally managed, and rich in amenities, Charter Colony is more than a neighborhood—it's a place people are proud to call home.



# Market Context

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Some homes are defined by their square footage.

Others are defined by where they are located.

712 Colony Forest Drive benefits from both.

Situated within one of Midlothian's most respected communities, this home offers the rare advantage of established surroundings, mature landscaping, sought-after amenities, and immediate access to everything that makes the area desirable.

In a market where location remains the one feature that cannot be replaced

Charter Colony continues to stand apart.

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COLONY FOREST DR

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Grace Bible Church

Midlothian  
High School

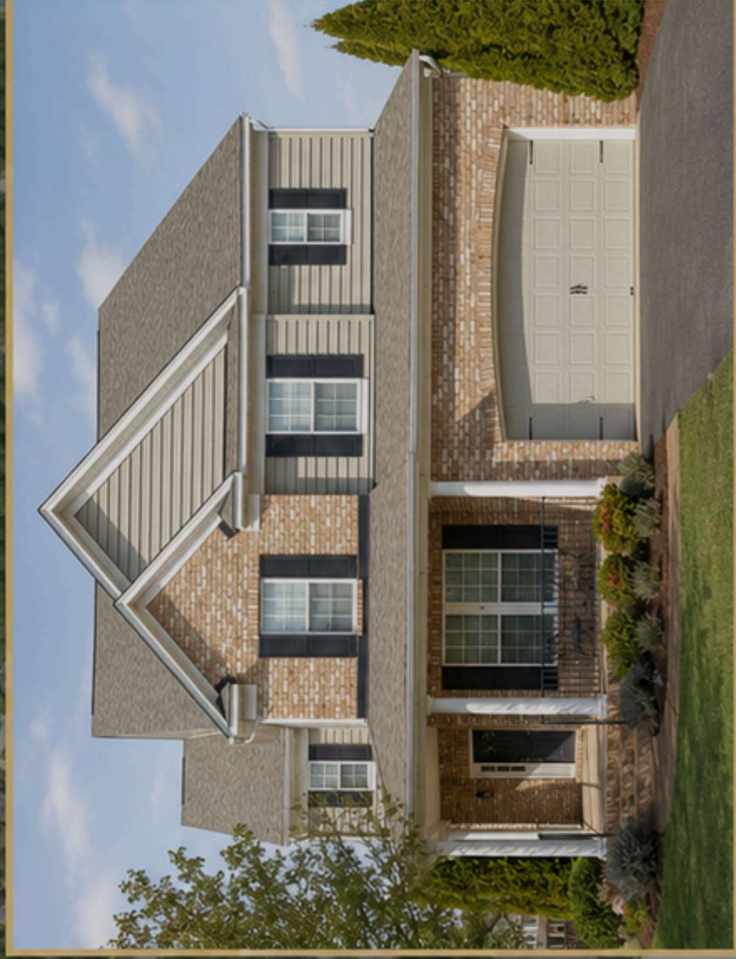
Woolridge  
Montessori Academy

Trailblazer Hall

Hamel Hall



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712 COLONY FOREST DR

A PLACE TO CALL HOME

NESTLED IN A BEAUTIFUL NEIGHBORHOOD  
WITH TOP-RATED SCHOOLS & CONVENIENT ACCESS

# Offering Details

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Offered at \$690,900

Property Type · Single Family Residence

Year Completed · 2011

Living Area · 3,183 Square Feet

Lot Size · 0.26 Acres

Bedrooms · 4

Bathrooms · 3

Garage · 2-Car Attached

Loft · Spacious Second Floor Loft

Office · Spacious 1<sup>st</sup> Floor Office/Library

Private showings available by appointment.

DIRECTLY BY OWNER

Kerry Marshall · 804.869.3634

Owner@712colonyforest.com

Some addresses  
are simply worth  
the investment.

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