

Real estate sales in Chesterfield County

Subdivision Name	Property Address	BRM	BATH	1/2BATH	SQ FT	SOLD	ASSESSED
AFTON	6000 SARA KAY DR	4	2	0	1,326	\$183,000	\$120,000
AMBER FOREST	1002 AMBER MEADOWS CT	3	2	1	2,047	\$267,500	\$199,600
AMBERGATE	2831 AMBERGATE TR	5	2	1	2,524	\$385,000	\$279,700
AMPTHILL GARDENS	5616 CANASTA DR	4	2	0	2,124	\$93,600	\$110,500
ANDERSONS FORGE	1746 BELLOWS DR	4	2	1	1,864	\$212,500	\$168,300
ANTLER RIDGE	7737 WHIRLAWAY DR						

Subdivision Name	Property Address	BRM	BATH	1/2BATH	SQ FT	SOLD	ASSESSED
		3	2	1	1,776	\$219,950	\$166,900
ARBOR LANDING	6308 ARBOR BANKS TR	5	3	0	3,192	\$350,000	\$249,600
ARBOR MEADOWS	6731 ARBOR MEADOWS DR	4	2	1	2,807	\$338,444	\$253,000
ARCHBROOKE	1403 ARCHANGLE CT	4	3	0	2,237	\$175,000	\$140,600
ARCHWAY	301 S ARCH RD	4	2	1	2,727	\$216,600	\$156,400
ARCHWOOD	118 CHESSINGTON RD	3	1	0	1,000	\$141,000	\$101,800

Subdivision Name	Property Address	BRM	BATH	1/2BATH	SQ FT	SOLD	ASSESSED
ARROWHEAD	1905 WARRIOR TL	3	1	1	1,200	\$168,000	\$133,400

This is a sample of residential properties sold in the county in recent weeks. For a complete listing of recent real estate transactions, visit www.chesterfieldobserver.com and click on "real estate."

Key: * lot only. ** home/lot without additional information.



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determined the road access options for Route 288. The flyover would eliminate the need for those vehicles exiting Westchester Commons and turning left onto Route 60 eastbound and then taking the off ramp to northbound Route 288. Whether the flyover is one or two lanes would be determined by a traffic impact study now in its final stages.

"Our district office is working with the county to find an approvable impact study," explained Totten. "If the study shows the flyover isn't necessary, VDOT could probably support that."

VDOT also wants to widen Route 60 over Route 288 by building an extra lane, making it three lanes and a merge/weave lane each way. Totten estimates that cost at \$4-6 million. The county transportation department favors new striping of traffic lanes on the bridge to use existing space to create the extra lane.

VDOT doesn't agree with that solution, but Totten said the traffic impact study expected later this month will help answer that concern.

The third unresolved question is "geometrical issues being worked on by the engineer" where the southbound ramp from Route 288 connects directly into Westchester Commons.

Several county officials declined comment for this story, saying "discussions with VDOT were sensitive," though one Chesterfield leader said he was optimistic the impact study would support the county's positions on the remaining issues.

"If we don't require developers to pay for the improvements," said Midlothian Planning Commissioner Dan Gecker, "you have essentially created a deferred liability to the county. That's why Chesterfield's road needs are currently \$1 billion."

The Chesterfield Board of Supervisors recently established its first ever Community Development Authority to pay for road improvements at the Watkins Centre at no expense to the taxpayer. The development's property and sales taxes will bear the burden but would be passed along to property owners and tenants.

Business groups in the county have strongly supported the Watkins Centre since it could include two million square feet of office development.

"The Watkins Centre is going to be a development magnet for the western part of Chesterfield," observed Brett Sheffield, president of the Western Chesterfield Business Alliance. "It brings in new tax dollars and takes the pressure off homeowners and our tax rate."

Westchester Commons is located on 132 acres in the Watkins Centre in the northwest quadrant of the intersection of routes 288/60, and could include 870,000 square feet of retail. Senator John Watkins, whose family owns the land where the Watkins Centre would be built, and the developer have said that the retail portion of the project must be developed first in order to pay for the much slower selling corporate office development. Without the retail, they have insisted there would be no office park.

Talking transportation

The public is invited to discuss transportation issues during several community meetings scheduled by the county.

A community meeting for the Bermuda and Dale districts has been scheduled for Mon., Jan. 22, 7 p.m., in the Chesterfield County Public Meeting Room, 10001 Iron Bridge Road. A meeting for the Clover Hill and Matoaca districts has been scheduled for Mon., Jan. 29, 7 p.m., at Cosby High School, 14300 Fox Club Parkway. A Midlothian District meeting has been scheduled for Mon., Feb. 12, 7 p.m., at Midlothian Middle School, 13501 Midlothian Turnpike.



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