

RESIDENTIAL PROPERTY GUIDE

2927 Battery Ave
Cozy Brick Ranch *with a*
Backyard Garden Setting



Pillsbury Properties

Meet the Listing Agent, *April Pillsbury*

Experienced representation plays an essential role in a successful real estate transaction.

For this property, April Pillsbury serves as the listing agent and is available to address questions, coordinate showings, and communicate offers with clarity and professionalism on behalf of the seller through Pillsbury Properties.

For questions or to schedule a showing,
Contact April at (804) 304-9888 or
AprilSellsRVA@gmail.com.



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2026
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RANKED AGENT



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Before submitting an offer, buyers who plan to finance should obtain a mortgage pre-approval.

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Connect with our preferred local lender, John Bernhardt, to get started with your pre-approval.



John Bernhardt

Southern Trust Mortgage
NMLS #2590402
(757) 644-2494

Apply Online



SOUTHERN TRUST
MORTGAGE



2 Bedroom



1 Bathroom



1,165 sqft

Scan for updated
listing price & status



2927 Battery Ave Henrico, VA 23228

Fall in love with the charm of this all brick home situated on an extra large lot with a fenced in backyard. Inside, this cozy 2-bedroom-1 bath home is full of warmth and character, featuring an updated kitchen that's ready for weeknight dinners. Hardwood floors flow through out most of the living areas.

Imagine having a slow morning sipping coffee on your screened porch while listening to the birds. An added bonus you will appreciate: the HVAC, roof and gutters are all just 4 years old. Step outside to an outdoor stamped concrete patio that opens to a spacious backyard.

The raised garden beds are waiting for your tomatoes, herbs or whatever green thumb adventure you can dream. Whether you are buying your first home, downsizing or simply looking for a place that feels easy to love while still being close to restaurants and shopping this home is ready for it's next chapter.





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A deeper look at the home

This guide was created to give interested buyers a deeper understanding of the home and the local amenities that support everyday life around it.

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Welcome to 2927 Battery Ave

Buying a home marks the beginning of a new chapter. It's a place that takes shape over time—through care, use, and familiarity.

This Buyers Guide was created with a simple goal: to increase homeowner confidence. We believe confidence comes from clarity, and clarity comes from having the right information, organized and accessible, when it matters most.

From first consideration through homeownership, this guide is meant to provide continuity as questions arise, systems need attention, or when you face decisions about who to call for service.

It serves as a reference you can return to over time, helping reduce unknowns and support more informed decisions—both now and in the years ahead.

Our hope is that this guide helps you stay oriented, plan ahead, and feel supported as this home transitions from a place you're exploring to one you truly know.

Wishing you confidence as you begin this next chapter.



April Pillsbury
Realtor
Pillsbury Properties
Brokered by eXp



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Warm Interiors *with a Natural Flow*

Inside, the home feels cozy, bright, and easy to love. The kitchen features updated cabinetry, stainless steel appliances, generous prep space, bamboo blinds, and a centered window above the sink that brings in natural light.

Wood floors and LVP add warmth throughout the home, while the living room offers a comfortable place to unwind by the fireplace. The updated bath keeps the interior feeling clean, classic, and move-in ready.

Photography by Amy Lauren Photography



Screened Porch with Fresh Air Comfort



Mudroom Leading to the Backyard





Outdoor Living *with* Room to Grow



Raised Garden Beds



Stamped Concrete Patio



Outdoor Storage

Henrico Living *with* Everyday Convenience

Located in a quiet, established area of Henrico, this home offers a peaceful residential feel while keeping restaurants, shopping, and everyday conveniences within easy reach.

It's the kind of setting that feels tucked away without feeling disconnected.





Property Lines



Source: henrico.gov

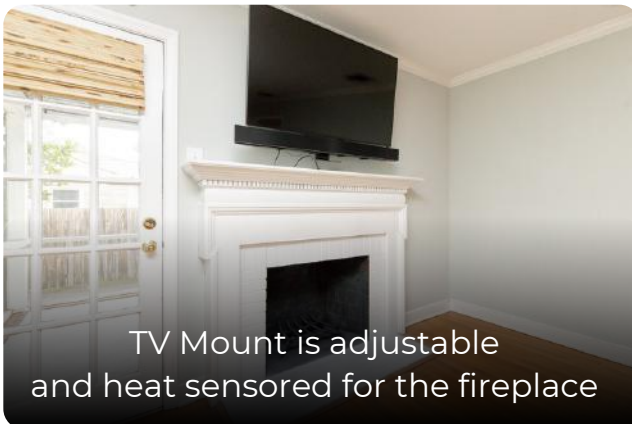


Home Facts

Improvements

Roof — 4 Years Old
Windows — 7 years old
Fascia/Gutters — 4 years old
Stamped Concrete Patio — 2025
Screen Porch Updated — 3 years ago
Shed — 3 ½ years old
Crawl Space — 3 years old
Exterior Door to Patio — 2025

Wood Floors & LVP
Fully Fenced Backyard
Raised Gardens / Larger Lot
Bamboo Blinds
Updated Kitchen Cabinets
Fridge Included
Wood Fireplace



TV Mount is adjustable
and heat sensed for the fireplace

Utility Providers

Electricity

Dominion Energy
866-366-4357
Henrico County Public Utilities
(804) 501-4275

Water, Sewer, & Trash

Henrico County Public Utilities
(804) 501-4275

Internet & Cable

Verizon Fios
(800) 836 4966



At *Your* Service

As you navigate your next move, I'm here to guide you through the process with the same level of thought and detail you see reflected in this guide. When the time is right, reach out and we'll take the next step together.

April Pillsbury

REALTOR

Pillsbury Properties

(804) 304 9888

AprilsellsRVA@gmail.com

About April Pillsbury

Being a lifelong Richmonder and having over 27 years of consultative sales experience in multiple industries has given me the knowledge necessary to help my clients find their special place to call home. I attended Virginia Commonwealth University and have owned and operated a couple of small businesses in the area. Having bought several homes personally over the years, I strive to ensure that the home buying or selling process is fun, easy and as stress free as possible for all of my clients. It is truly a blessing to be able to work with families to find their dream homes.

I have been happily married for 30 years and currently reside in Goochland with our two children. Raising two kids, who were home-schooled for part of their education, allowed me to learn how to communicate effectively and listen carefully which in turn provides me with valuable skills in negotiating! If you know what I mean.... In my free time I love to run and enjoy entering into some of Richmond's scenic races. My other passion is baking and creating one-of-a-kind signature cakes.



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Our Services



Window Replacement



Door Replacement



Siding Services



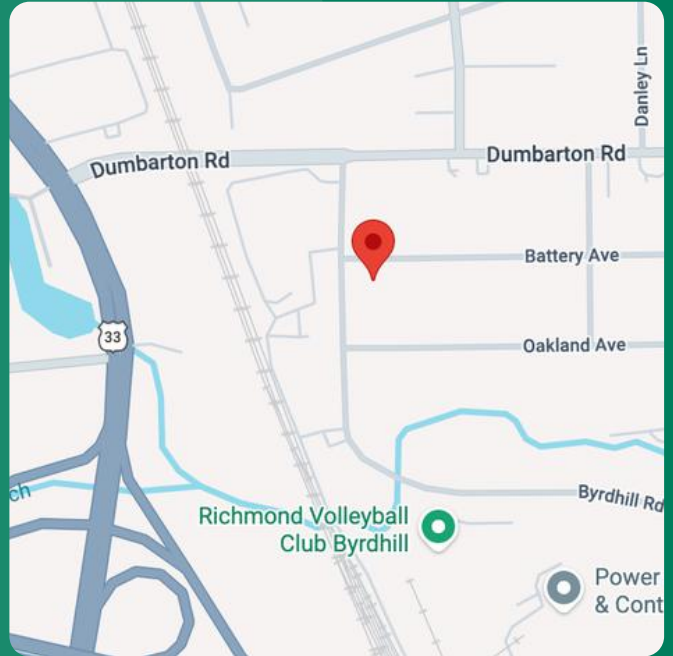
Roofing Services



**Gutter & Gutter
Protection**

Local Guide

Everything you need, from daily essentials to local favorites, all close to home.



Schools



**Lakeside
Elementary School**



**Moody
Middle School**



**Henrico
High School**



Commute Times

I-64
~5 minutes

Richmond International Airport
~20 minutes

Downtown Richmond
~12 minutes



Living *in* Lakeside

Lakeside offers a relaxed, community-focused feel with some of Richmond's most beloved local spots close by. Known for its charming older homes, tree-lined streets, and convenient access to shops, restaurants, parks, and everyday essentials, Lakeside feels established and welcoming without feeling far removed from the city.

With places like Lewis Ginter Botanical Garden, Bryan Park, and the Lakeside Avenue corridor nearby, it's a neighborhood that blends everyday convenience with a strong sense of local character.

♥ Daily Essentials



Grocery & Pharmacy

Kroger

1601 Willow Lawn Dr Ste 1, Richmond, VA

Walmart Supercenter

7901 Brook Rd, Richmond, VA 23227



Shopping

Willow Lawn Shopping Center

1601 Willow Lawn Dr,
Richmond, VA 23230

Target

9001 Staples Mill Rd,
Henrico, VA 23228



Lakeside Towne Center adds to the neighborhood's local charm, serving as a familiar gathering spot along Lakeside Avenue. With the Lakeside Farmers Market nearby, residents can enjoy fresh produce, local vendors, and a community-centered atmosphere that gives the area an easy, connected feel.



Personal Care

Crunch Fitness

5420 Glenside Dr, Henrico, VA 23228

Cocolemon Hair Salon

1700 Willow Lawn Dr Ste 105, Richmond, VA



Auto Care

North Park Automotive

1021 La Von Dr, Richmond, VA

Elliot Automotive

4101 Glenside Dr, Richmond, VA



Child Care

Country Day Care Center

2312 Dickens Rd, Richmond, VA

Bundle of Joy

6609 Cottage St, Richmond, VA



Pet Care

Lakeside Animal Hospital

5206 Lakeside Ave, Richmond, VA

Wizard of Paws

5711 Staples Mill Rd, Richmond, VA

Crate Escape Resort

3010 Hilliard Rd, Henrico, VA



Medical Care

Bon Secours St. Mary Hospital

5801 Bremo Rd, Richmond, VA

Parham Doctors' Hospital

7700 E Parham Rd, Richmond, VA

VA Hospital

1201 Broad Rock Blvd, Richmond, VA

Bon Secours Urgent Care

8800 Staples Mill Rd, Richmond, VA

Bon Secours Pediatrics of Richmond

7001 Forest Ave Suite 405, Richmond, VA

Capital Eye Care

5000 Bakers Mill Ln #170, Richmond, VA

River Run Dental

5001 Libbie Mill E Blvd #125, Richmond, VA



Government Services

Courthouse

4309 E Parham Rd,
Richmond, VA 23228

Administration

4301 E Parham Rd,
Richmond, VA 23228

Department of Motor Vehicles

9237 Quioccasin Road,
Richmond, VA

Animal Protection

10421 Woodman Road
Glen Allen, VA 23060
(804) 727-8800

Waste & Recycling

Springfield Road Landfill (West End)

10600 Fords Country Lane
Glen Allen, VA

Charles City Road Landfill (East End)

2075 Charles City Road
Henrico, VA

Hours

Open Everyday: 7:30am - 7:00pm



Explore the Henrico County public website to learn more about the county, local events, and other government services.



henrico.gov

Restaurants & Dining



Love Shack

6935 Lakeside Ave,
Richmond, VA

Spice Indian Cuisine

1090 Virginia Center Pkwy
#102, Glen Allen, VA

Pho Que Huong

10073 Brook Rd,
Glen Allen, VA

Charlie's Way

8700 Brook Rd,
Glen Allen, VA

Rapid Pizza

1592 Mountain Rd,
Glen Allen, VA

Potros Mexican

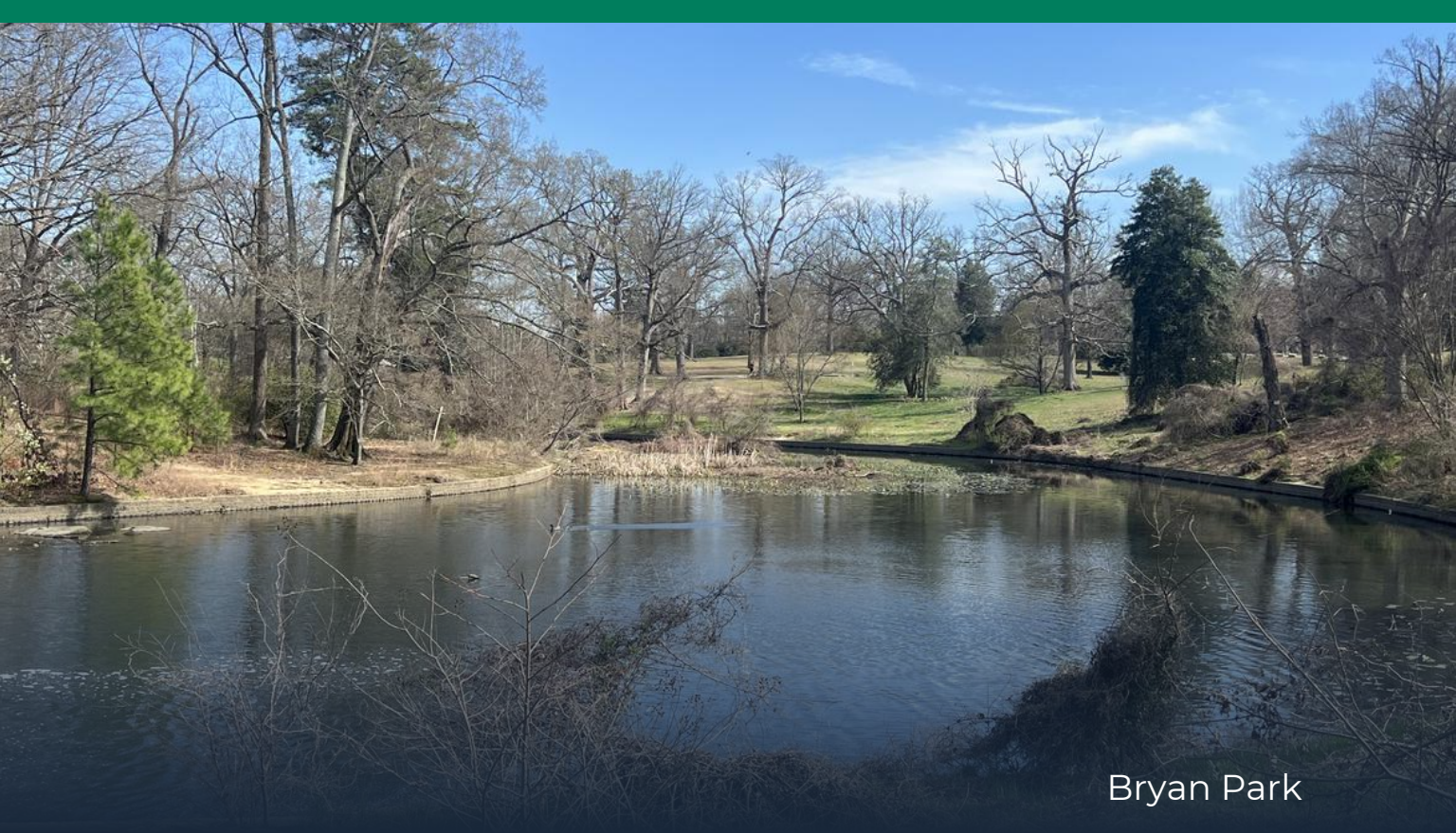
9074 Staples Mill Rd,
Henrico, VA

Revel Market & Bar

6223 Lakeside Ave,
Richmond, VA

Final Gravity Brewing

6118 Lakeside Ave,
Richmond, VA



Bryan Park

Parks & Recreation

Bryan Park

4308 Hermitage Rd,
Richmond, VA 23227

- Scenic lake and trails
- Historic azalea gardens
- Disc golf course
- Tennis and pickleball courts
- Quiet wooded green space

Bellmont Park

6022 Waller Mill Way,
Richmond, VA 23227

- Belmont Recreation Center
- First Tee golf course
- Clay tennis courts
- Open play fields
- Community gathering spaces





Lewis Ginter Botanical Gardens

1800 Lakeside Ave, Henrico, VA

Lewis Ginter Botanical Garden is one of Richmond's most beloved outdoor destinations, featuring more than a dozen themed gardens, peaceful walking paths, a children's garden, seasonal blooms, and a conservatory.

Each holiday season, Lewis Ginter Botanical Garden transforms into a glowing winter display during Dominion Energy GardenFest of Lights. With more than a million lights, festive garden displays, model trains, hot chocolate, and seasonal touches throughout the grounds, it has become one of the Richmond area's favorite holiday traditions.



Get Connected!

Stay connected to what's happening around Richmond, Virginia through local publications that spotlight the businesses, people, events, and stories shaping the community. From business news and neighborhood development to local culture, independent journalism, and community conversations, resources like Richmond BizSense and The Richmonder offer valuable insight into life across the Richmond region.

For upcoming festivals, outdoor activities, concerts, dining, and local events throughout the area, explore **Visit Richmond** to discover even more happening nearby. Learn more at www.visitrichmondva.com.





Richmond BizSENSE

Richmond BizSense is Richmond's premier source of business news and information. As the business journal for Richmond, we publish four to six original news stories each weekday and provide regular roundups of local foreclosures, business licenses, building permits, legal disputes and more.

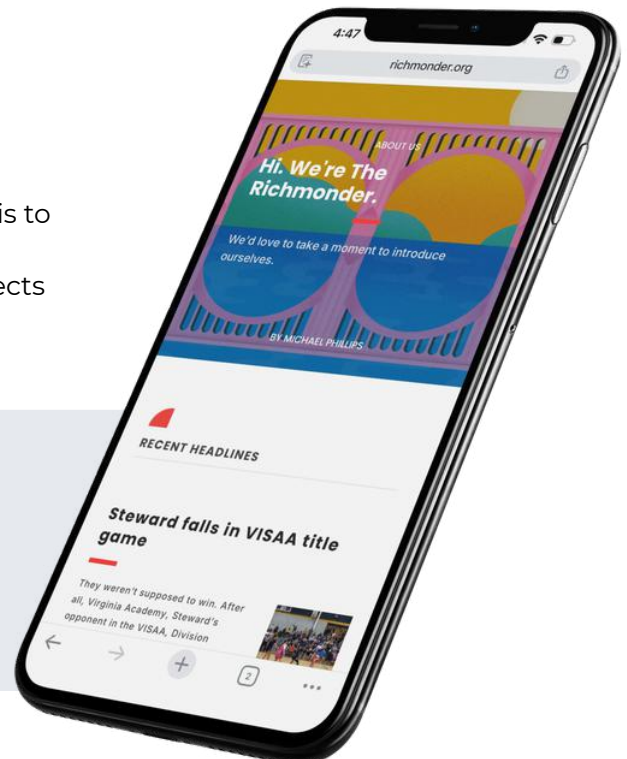
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THE RICHMONDER *Elevating the conversation*

The Richmonder is a news outlet whose mission is to elevate the community conversation through independent reporting that avoids cynicism, reflects the fullness of our city and is free to all.

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