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Car dealership exec's $2M closing led February home sales

Jonathan Spiers (Https://Richmondbizsense.Com/Author/Jonathan-Spiers/)

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(https://richmondbizsense.com/wp-content/uploads/2023/03/2352-Manakin-Road-1.jpg)

The estate at 2352 Manakin Road spans 32 acres. *(Photos courtesy CVRMLS)*

The owner of a family of local car dealerships led the pack among the Richmond region's highest-priced home sales last month with a multimillion-dollar transaction in Manakin-Sabot.

February's priciest sale was 2352 Manakin Road, a 5,700-square-foot house on 32 acres that sold Feb. 24 for $2.1 million, below its September list price of $2.19 million.

Pam Davis with Long & Foster represented the seller, Rod McGeorge, president of the McGeorge family of auto dealerships that include Mercedes-Benz of Richmond and McGeorge Toyota (https://richmondbizsense.com/2016/02/23/car-dealer-brings-it-home/).

Long & Foster agents Andrew Smith and Dave Seibert represented the buyer, listed in Goochland County property records as Jeremiah and Taylor Winters. Jeremiah is an executive and partner at Salomon & Ludwin, a financial advisory firm based in Richmond.

(https://richmondbizsense.com/wp-content/uploads/2023/03/2352-Manakin-Road-2.jpg)

The property includes a pool with pool house and detached garage with upstairs space.

Davis said the Winters' contract was the second placed on the property after the listing hit the market. An earlier offer fell through last fall. The house was relisted in November and went under contract to the Winterses in late December.

(https://richmondbizsense.com/wp-content/uploads/2023/03/Pam-Davis.jpg)

Pam Davis

Davis said McGeorge fully renovated the home when he bought it in 2020 for $1.37 million. She said he'd intended to keep the house for many more years but life events caused him to sell.

The county most recently assessed the property at $1.65 million.

Built in 1972, the two-story contemporary farmhouse-style home has four bedrooms and 4½ bathrooms, with primary suites on the first and second floors. Davis said windows in the kitchen and rear of the house feature views of the property that were a selling point for the buyers.

"For them, it was really the land and that the house had been updated over the last three years, truly updated from studs out," she said. "The views were just beautiful, and the wildlife that you would see from the kitchen windows, because it was pretty much glass across the back."

(https://richmondbizsense.com/wp-content/uploads/2023/03/2352-Manakin-Road-3.jpg)

Windows along the rear of the house provide views from the updated kitchen.

The house includes a partially finished basement, a pool and two temperature-controlled garages. One of the garages has a finished second floor with a kitchen and bathroom. The property also features a pond, fencing and pastures suitable for horses and other livestock.

(https://richmondbizsense.com/wp-content/uploads/2023/03/Dave-Seibert.jpg)

Dave Seibert

Seibert said the detached garage with the upstairs space was built as part of McGeorge's renovation.

"They just did a fantastic job with everything they did with the property. Our clients loved it as soon as they saw it," Seibert said. "The land is just really beautiful, and it's very private and has a beautiful pond. The house has incredible views, and it's a very picturesque setting."

Rounding out the top five priciest sales for February were four deals that came in within a grand of each other. Those deals were, according to the Central Virginia Regional Multiple Listing Service:

5809 Grayley Court, Henley, Henrico – $1.6 million. *Listing agent: Kevin Currie, Hometown Realty; buyer's agent: Tim Young, Hometown Realty.*

5414 Tuckahoe Ave., Richmond – $1.595 million. *Listing agents: Philip Innes and Thomas Innes, Re/Max Commonwealth; buyer's agent: Laura Martin, Shaheen, Ruth, Martin & Fonville Real Estate.*

111 Countryside Lane, Countryside, Henrico – $1.59 million. *Listing agent: Terra Dantona, Joyner Fine Properties; buyer's agent: Philip Gee, Long & Foster.*

12201 Capwell Drive, Chesterfield – $1.52 million. *Listing agent: Paul Kastelberg, Joyner Fine Properties; buyer's agent: Drew Setzer, Long & Foster.*

Correction: The agents originally listed for 5809 Grayley Court were from a previous sale. The agent names have been corrected to reflect this latest sale.

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