
BENN'S GRANT

Spring 2021



Welcome Home To Benn's Grant

Benn's Grant has sold over 380 homes to date—45 of which sold in the past 90 days! Buyers say the beautiful setting, the \$3 million in amenities, the proximity to the historic town of Smithfield, the Craftsman style homes, and the ease of the sales process are reasons they chose to make Benn's Grant home. Located near the James River Bridge and

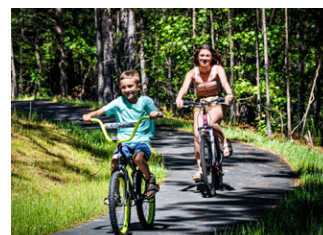
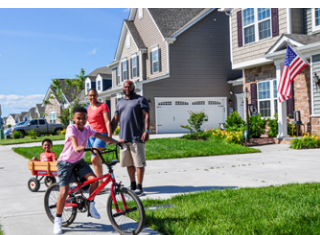
Route 17, Benn's Grant offers a healthy and active lifestyle close to nature. The homes in Benn's Grant feature new floorplans with modern, open living spaces and gourmet kitchens—with prices starting in the upper \$200s!

Contact us and make your move to Benn's Grant.



Tour Our Homes From The Comfort Of Yours!

Explore floorplans, view available homes, and even take a virtual tour of the homes in Benn's Grant from your living room when you visit BennsGrant.com.



Happenings @ BE



Live the *Carefree* Life in Benn's Grant!

Benn's Grant features spacious, maintenance-provided townhomes and duplexes—giving you the time to enjoy life! Both home styles offer livable floorplans featuring the latest in home trends. Townhomes in The Townes at Benn's Grant provide up to 2,254 sf., one- and two-car

garages, up to 4 bedrooms and 3 bathrooms—with prices starting in the upper \$200s.

Select a townhome and tailor it to the way you want to live, with features that include first floor owner's suites, open living, and much more!

The Duplexes in Benn's Grant feature first floor masters, open floorplans, two car garages, landscape maintenance, with some providing lake views. The Duplexes—like all homes in Benn's Grant—have access to over \$3 million in community amenities. Prices start in the low \$300s.



A Homestyle To Fit Your *Lifestyle*

Need more space? Look no further. Find a new home that is perfect for your family in Benn's Grant. Prices start in the low \$400s.



BENN'S GRANT



Live Life Well *Played*

Every home in Benn's Grant comes with a \$3 million amenity package that allows you to join in year-round fun right in your own backyard—plus we have a full-time Director of Fun to bring it all to life.



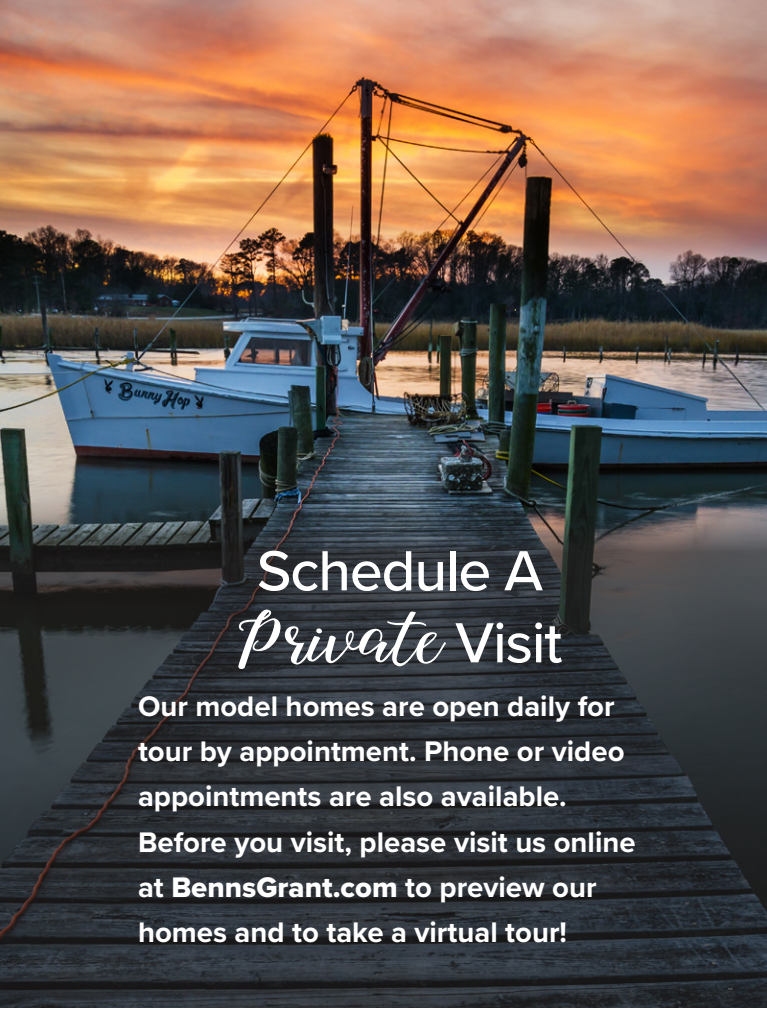
Benn's Grant amenities include:

- Spacious residents' clubhouse with lake and pool views
- Resort-style pool with waterslide, beach-like entrance, splash park, lap lanes, cabanas, and abundant deck space
- Three naturally stocked lakes with piers/overlooks
- Miles of nature trails
- Large playground
- 70 acres of open space and parks

Join in the year-round fun! Here are just a few of the activities our Director of Fun has in store for our residents:

- Annual Polar Bear Plunge
- Dive-In Movie Nights
- Memorial Day Celebration
- July 4th Parade and Pool Party
- Labor Day Celebration
- Hook, Line, & Sinker Fishing
- Bingo Nights
- Food Truck Weekends
- Friday Cheers
- Dog Days of Summer
- School's Out Celebration
- Summer Camps
- Halloween Fall Festival
- And many more!





Schedule A *Private Visit*

Our model homes are open daily for tour by appointment. Phone or video appointments are also available. Before you visit, please visit us online at BennsGrant.com to preview our homes and to take a virtual tour!

BENN'S GRANT

303 Spring Hill Place
Smithfield, VA 23430

Located In The *Heart Of Smithfield*

Smithfield is a small town with lots of heart and more—the ham that made Smithfield famous, the picturesque Main Street with shops and festivals, world-class restaurants, classic architecture from Colonial to Victorian, and a rich history.

Enjoy relaxing days in downtown Smithfield when you make your home in Benn's Grant.



BennsGrant.com | teamva@ryanhomes.com | 757.542.3745

303 Spring Hill Place, Smithfield, VA 23430