

BENN'S GRANT

Summer 2020



Welcome Home To Benn's Grant

In its 5th year, Benn's Grant has sold 289 homes – 38 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, craftsman 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 lifestyle. In addition to exploring outdoors, the homes feature new floorplans with modern, open living spaces and gourmet kitchens—with prices starting in the \$220s! 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 www.BennsGrant.com.



Happenings @ B



Choose A *Homestyle* To Fit Your Lifestyle!

Benn's Grant features spacious homes with livable floorplans featuring the latest in home trends. The single family homes offer a variety of sizes—up to and over 3,300 square feet, two and three car garages, and more – with prices starting in the low \$300s.

Select a homestyle and tailor the home to live the way you want with features that include first or second-floor master suites, open floorplans, and outdoor living spaces.

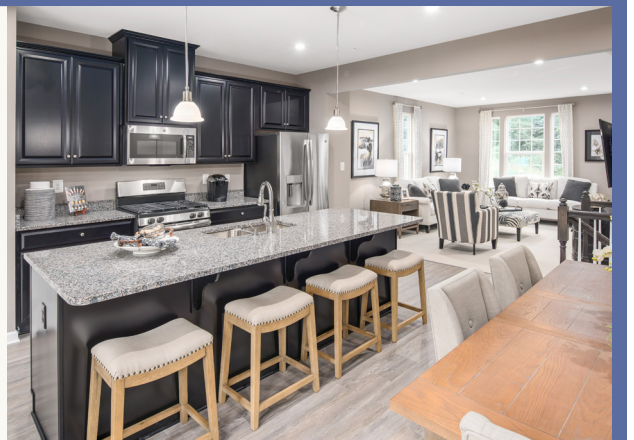
Live *Carefree* In The Villas at Benn's Grant

The Villas in Benn's Grant feature lake views, first floor masters, open floorplans, two car garages, and maintenance is provided. The Villas – like all the homes in Benn's Grant – feature over \$3 million in community amenities. Prices start in the low \$200s.



Why Rent When You Can Own For Less?

Benn's Grant is excited to announce our newest maintenance provided neighborhood starting in the \$220's featuring spacious owner's suites, two-car garages, and up to 2,254 s.f. of living space all close to golf, parks, restaurants, and downtown Smithfield. Call today and let us show you how you can afford to buy a new home!



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.



The 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 in 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
- Halloween Fall Festival
- Dog Days of Summer
- School's Out Celebration
- Summer Camps
- And many more!





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

Schedule A *Private* Visit

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



www.BennsGrant.com | teamva@ryanhomes.com | 757-542-3745

303 Spring Hill Place, Smithfield, VA 23430