 1,561 - 2,090 Square Feet

 2 - 3 Bedrooms

 2.0 - 3.0

**Priced From \$399,000**



**Community Location:** 7401 Indian River Run, Henrico, VA 23231

## Features of this Community

- Fully furnished and decorated model
- Active adult 55+ low maintenance living
- Zero-entry homes
- First floor primary bedrooms
- Open-space, energy-efficient plans, ready for personalization
- Community clubhouse with indoor heated pool, library, event space and more
- Established new home community offering convenient access to local shops, restaurants, interstates
- Close to the Virginia Capital Trail

You'll never settle for anything but the best at Settler's Ridge, an active adult, 55+ planned community in Eastern Henrico featuring new construction zero-entry homes with first floor primary bedrooms and spacious, energy-efficient layouts. An established new home community, Settler's Ridge delivers everything you could want and more when it comes to low maintenance, high-leisure living, starting with an ideal location that offers easy access to downtown Richmond and wonderful assortment local shopping, dining, and more.

## Quick Move-Ins

spring 2024



### 1808 New Settlement Drive

Henrico, VA 23231  
Settler's Ridge  
Homesite 78

**\$515,187**

The Azalea

 2,006  3  3.0

summer 2024



### 1717 New Settlement Drive

Henrico, VA 23231  
Settler's Ridge  
Homesite 55

**\$460,193**

The Bellavue

 1,659  3  2.0

## Floor Plans



**Magnolia**

Starting at \$399,000

 1,688  3  2



**Azalea Ranch**

Starting at \$399,400

 1,561  2  2



**Bellavue**

Starting at \$421,400

 1,659  3  2



**Clarion**

Starting at \$423,400

 1,801  3  2



**Cedar**

Starting at \$436,400

 2,090  3  2

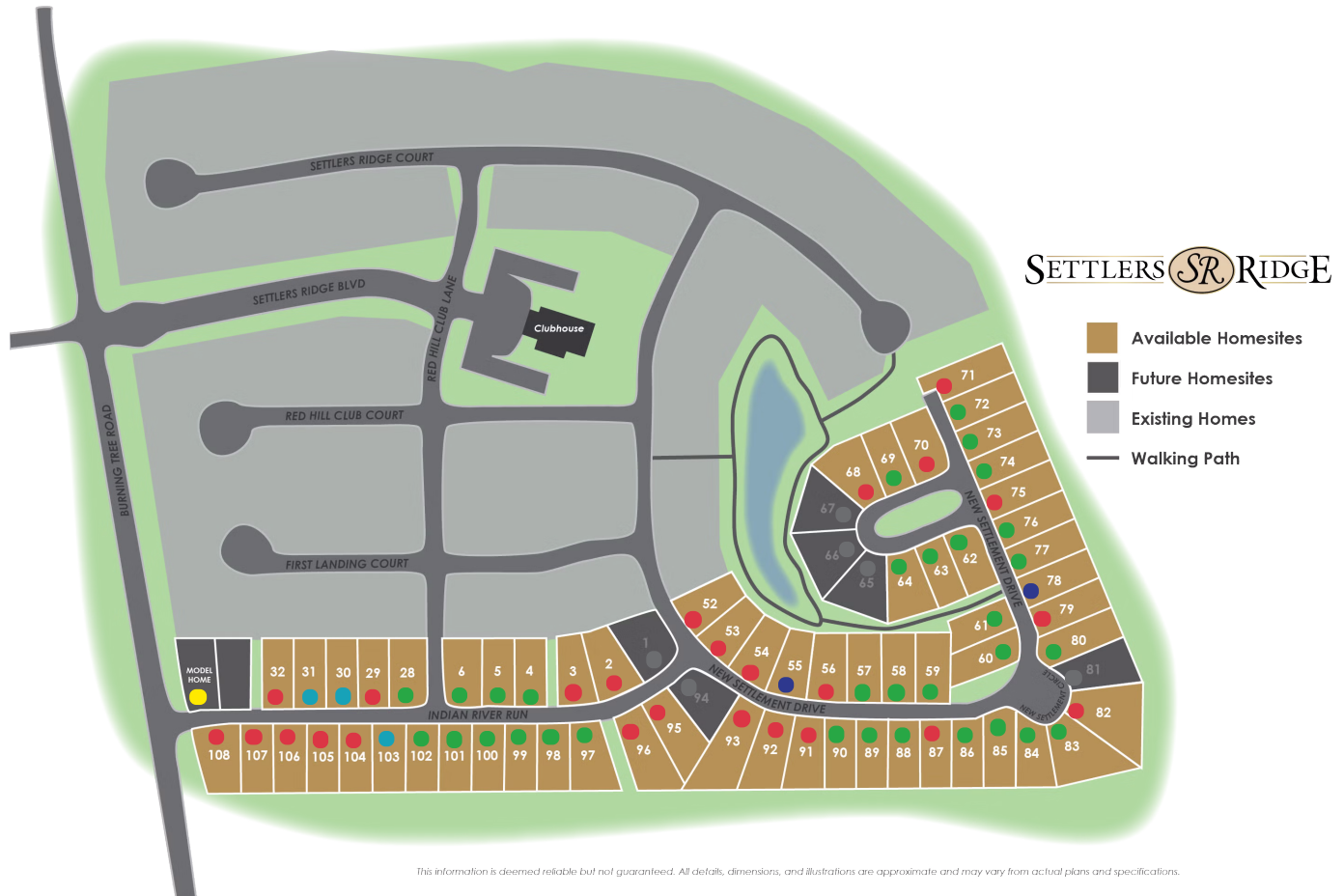


**Azalea**

Starting at \$458,400

 2,006  3  3

## Interactive Siteplan



*This information is deemed reliable but not guaranteed. All details, dimensions, and illustrations are approximate and may vary from actual plans and specifications.*

● Quick Move-ins ● Available Homesites ● Sold ● Future Quick Move-In ● Model Home



# Included Features

## AT SETTLER'S RIDGE



### Architectural Features:

- CertainTeed 4" clapboard vinyl siding, prefinished aluminum wrapped rake and fascia and fully vented soffit at eaves
- Trim to be white
- Masonry with brick veneer. Concrete slab with builders standard brick

### Exterior Features:

- Limited Lifetime Dimensional shingles
- Architectural columns installed, per plan. If rails are included, they will be black powder coated aluminum
- Front door to be 3' insulated fiberglass door, transom and/or sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- If patio is included, patio to be brushed concrete

### Streetscape Features:

- Unique exterior detailing
- Broom finished concrete driveway and walkway
- Areas cleared for construction of home will be fine graded and include sod and irrigation. Builder landscaping package with shrubbery and mulch will be installed
- Professionally pre-selected exterior color palette

### Mechanical Features:

- 14 SEER rated HVAC system with a Programmable Thermostat on each floor
- Energy Efficient 50 gallon electric hot water heater

### Energy Efficient Home Features:

- White vinyl single-hung tilt low E windows with grids between insulated glass. Screens are included on all operational windows
- R38 blown and/or batt ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Air filtration package - building wrap, window flanges taped to house wrap, and interior of sole plate sealed to subfloor
- Duct blaster test to be conducted on all duct work

### Interior Features:

- Hollow core, 2 panel, smooth, square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)
- Pre-Finished Laminate hardwood flooring in Foyer, Family Room, Dining Room, Kitchen
- Ceramic Tile in Primary Bath
- Vinyl in Full Baths and Laundry Room
- Carpet in all remaining areas
- 3-1/4" beaded base, picture frame 2-1/4" Colonial Casing on windows, doors and cased openings
- Structured Wiring Package

### Kitchen Features:

- GE Black or White Appliance Package / electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" Cambridge flat panel maple cabinets by Marsh Cabinetry
- Stainless steel double bowl kitchen sink with single lever chrome faucet
- 1/2 HP garbage disposal

### Bathroom Features:

- Primary Bath: 5' shower including fiberglass base, ceramic tile surround and glass shower enclosure. Double vanity with double lever chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit (per plan). Double or single vanity(s) with double lever chrome faucets
- White cultured marble vanity tops
- Elongated commodes

### The Eagle Difference - Performance is the Eagle Standard:

- 10 Year Insured Builder's Limited Warranty administered by PWSC
- Pre-closing walk through
- 60 day and one year post-closing review

[eagleofva.com](http://eagleofva.com)

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Settlers Ridge Association Dues	Henrico County Tax Rate
\$250/month*	\$.85 per hundred of assessed value*

## Area Amenities

### Grocery Stores

Food Lion, Kroger, Lidl, Walmart, Publix

### Pharmacies

CVS, Walgreens

### Restaurants

Proper Pie, The Boathouse, Indian Fields Tavern, Upper Shirley Vineyards, Brambly Park Winery, Mexico Restaurant, Lilly Pad Cafe, Island Shrimp Co.

### Shopping Centers

White Oak Village, New Market Square, Laburnam Square, Laburnum Green Shoppes, Laburnum Park

### Recreation

Dorey Park and Recreation Center, Chickahominy Family YMCA

## Local Contacts

### Hospitals

VCU Medical Center  
800.762.6161  
1213 E. Clay Street  
Richmond, VA 23219

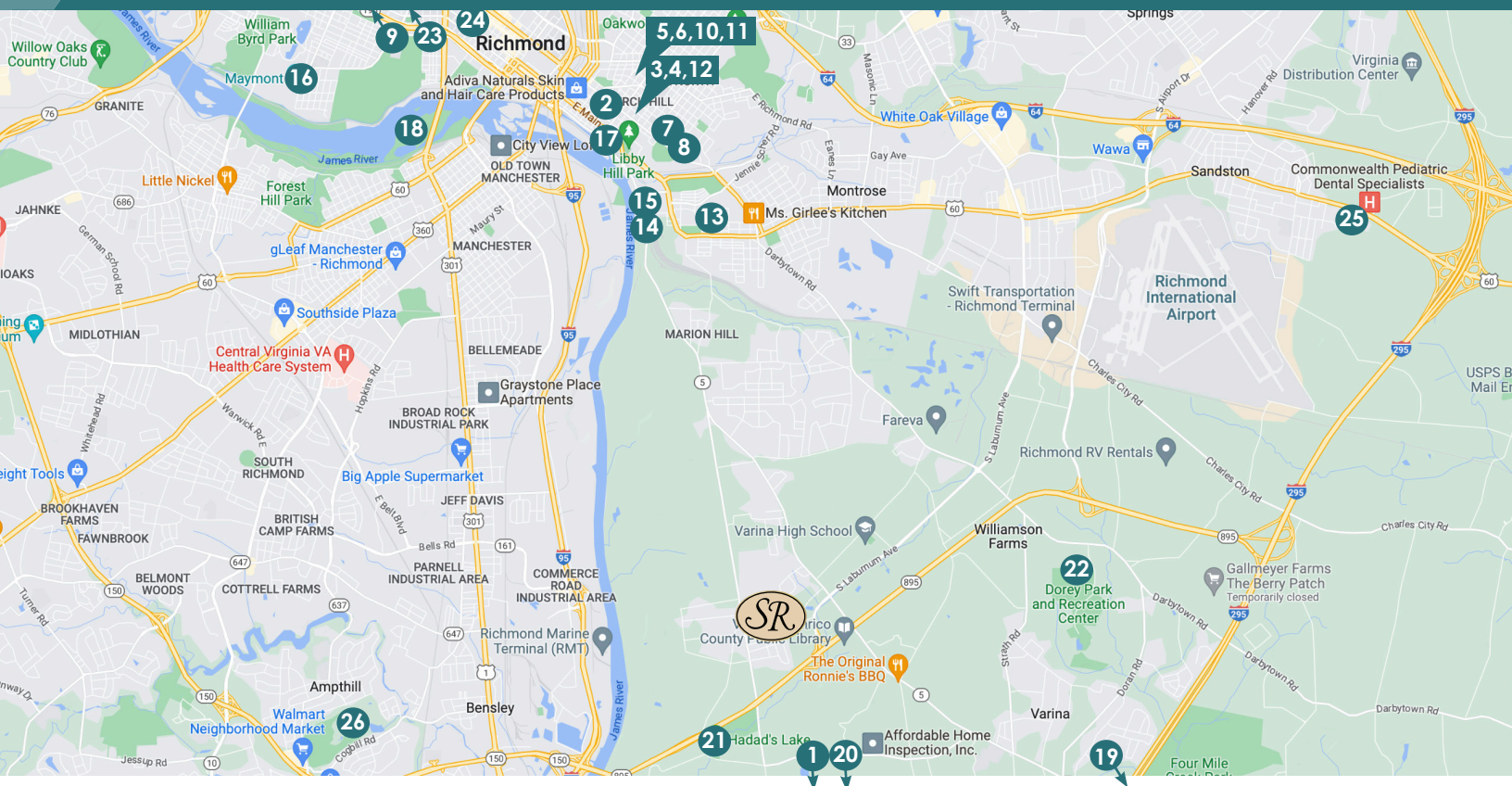
Bon Secours Richmond  
Community Hospital  
804.225.1700  
1500 N 18th Street  
Richmond, VA 23223

CJW Medical Center  
Chippenham  
804.320.3911  
7101 Janke Road  
Richmond, VA 23225

VA Hospital  
804.675.5000  
1201 Broad Rock Blvd  
Richmond, VA 23249

# Surrounding Area

## AT SETTLER'S RIDGE



### Restaurants Nearby

- |  |   |  |
|--|---|--|
| <b>1</b> Lily Pad<br>9680 Osborne Turnpike           | <b>6</b> Pizza Bones<br>2314 Jefferson Avenue           | <b>11</b> The Roosevelt<br>623 N 25th Street         |
| <b>2</b> Leek Thistle<br>2112 E Main Street          | <b>7</b> Alewife<br>3120 E Marshall Street              | <b>12</b> Proper Pie Co.<br>2505 E Broad Street #100 |
| <b>3</b> Second Bottle of Wine<br>324 N. 27th Street | <b>8</b> Grisette<br>3119 E Marshall Street             | <b>13</b> Blue Atlas<br>1000 Carlisle Avenue #200    |
| <b>4</b> 8 1/2 Church Hill<br>2709 E Marshall Street | <b>9</b> Jardin<br>1520 W Main St Basement Suite 1      | <b>14</b> Island Shrimp Co.<br>11 Orleans Street     |
| <b>5</b> Subrosa<br>620 N 25th Street                | <b>10</b> Spotty Dog Ice Cream<br>2416 Jefferson Avenue | <b>15</b> The Boathouse<br>4708 E Old Main Street    |

### Local Attractions

- |   |   |   |
|---|---|---|
| <b>16</b> Maymont Park<br>1700 Hampton Street               | <b>20</b> Kingfish Boat Rental<br>9680 Osborne Turnpike | <b>24</b> The Jefferson<br>101 W Franklin Street        |
| <b>17</b> Virginia Capital Trail<br>2803 Dock Street        | <b>21</b> Hadads Lake<br>7900 Osborne Turnpike          | <b>25</b> Chickahominy YMCA<br>5401 Whiteside Road      |
| <b>18</b> Belle Isle<br>344 Tredegar Street                 | <b>22</b> Dorey Park<br>2999 Darbytown Road             | <b>26</b> Meadowbrook Country Club<br>3700 Cogbill Road |
| <b>19</b> Upper Shirley Winery<br>600 Shirley Plantation Rd | <b>23</b> Altria Theater<br>6 N Laurel Street           |   |