

# Creek's Edge at Stony Point



 2,587 - 2,587 Square Feet

 3 - 3 Bedrooms

 3.5

**Priced From \$609,980**



**Community Location:** 9554 Creek Summit Circle, Richmond, VA 23235

## Features of this Community

- New homes in Huguenot Richmond
- Resort-style pool
- Clubhouse
- Convenient location close to the James River, West End, Downtown Richmond, and Midlothian
- Short stroll away to Stony Point Fashion Park with great restaurants, shopping, and movie theatre

**Now selling in Creek's Edge at Stony Point!** Low maintenance living at its finest with new construction homes in the Huguenot area in the established Creek's Edge at Stony Point. Enjoy amenities galore with resort-style pools, community clubhouse, coffee bar, and fitness center with cardio theater. Located right alongside Stony Point Fashion Park, you are a short stroll away from great restaurants, shopping, and even a movie theater. The central location provides convenient access to the James River, Short Pump, Midlothian, and Downtown Richmond.

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# Creek's Edge at Stony Point



## Quick Move-Ins



### 9445 Creek Summit Circle #10

Richmond, VA 23235

Creek's Edge at Stony Point

Homesite 10

**\$609,980**

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This information is deemed reliable but not guaranteed. All details, dimensions, square footage, illustrations and pricing are approximate and may vary from actual plans and specifications. Contact an Eagle Sales Consultant for details. Current information as of 17th May 2024

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## Interactive Siteplan



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# Included Features

CREEK'S EDGE AT STONY POINT



## Architectural Features:

- Accented brick with remaining areas to be Fiber Cement siding with rake and fascia with fully vented soffit at eaves
- Concrete slab foundation with vapor barrier

## Exterior Features:

- Limited Lifetime Dimensional shingles with standing seam metal roofing per plan/ architectural style
- Front stoop/porch to be brick with brick steps. If rails are included, they will be white vinyl
- Architecture columns installed, per plan
- Two hose bibs
- Deck to be wood framing, composite decking and white vinyl rails, per plan
- 6" aluminum gutters with leaf guards and 4"x3" aluminum downspouts

## Streetscape Features:

- Unique exterior detailing
- Sod, irrigation and landscaping package
- Aggregate finished concrete walkways and driveway
- Professionally selected exterior color palette

## Mechanical Features:

- 14 SEER rated HVAC system with a programmable thermostat on each floor (per plan)
- Energy Efficient tankless hot water heater

## Energy Efficient Home Features:

- Vinyl double-hung tilt low-E windows with grills between insulated glass (grid pattern per plan)
- R38 blown and/or batt ceiling insulation
- Conditioned Sidewall - High density R15 fiberglass batt
- Air filtration package - Exterior house wrap used to protect against moisture and air infiltration
- Duct blaster test to be conducted on all duct work

## Interior Features:

- Hollow Core, 4 panel, smooth, square top doors with satin nickel door levers
- Designer Ventilated closet shelving (per layout)
- Prefinished laminate wood flooring in main level Foyer, Dining/Flex Room, Kitchen, Family Room and Powder Room

- Ceramic tile in Laundry Room
- Vinyl in Secondary Full Baths
- Stairs from 1st to 2nd floor to be boxed oak set. Stairs from basement to 1st floor to be fully carpeted pine box set. All stairs include oak handrail. Half wall with painted capboard or newel post and rosette with tapered painted balusters and painted cap board, per plan
- 5-1/4" ogee base with 3-1/4" colonial casing on windows, doors and cased openings
- Structured Wiring Package

## Kitchen Features:

- GE Stainless Steel Appliance Package / Freestanding gas range, hood, microwave drawer, & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" Marsh Cambridge flat panel maple cabinets
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

## Bathroom Features:

- Primary Bath: shower with ceramic tile shower pan, ceramic surround and chrome framed glass shower enclosure, double or single vanity(s) with double lever chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit with straight chrome shower curtain rod, double or single vanity(s) with double lever centerset chrome faucets
- Powder Room/Half Bath: pedestal sink with double lever centerset chrome faucet
- White cultured marble vanity tops
- Elongated commodes in all bathrooms

## 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

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