

 3,562 - 3,562 Square Feet

 4 - 4 Bedrooms

 3.5

**Priced From \$829,000**



**Community Location:** 1019 Cypress Creek Pkwy, Smithfield, VA 23430

## Features of this Community

- Beautiful golf course community
- Resort-style amenities such as pool, clubhouse, tennis courts, and more
- First and second floor primary bedrooms
- Large, spacious homesites

**Only 1 opportunity remaining!** Cypress Creek is an established community with new construction homes in Smithfield, VA blending traditional architecture with spacious, energy-efficient, open-flow floor plans designed for modern living. Cypress Creek's resort-style amenities include a clubhouse, tennis courts, and pool, with beautiful views of the creek and golf course winding throughout. Nestled along the Pagan River just minutes from the delightful local shops, attractions, galleries, and dining of historic Smithfield, Cypress Creek provides the small town feel you desire with easy access to all that Hampton Roads has to offer. Visit our fully decorated model home and explore all of our new homes for sale in Smithfield, VA!

## Quick Move-Ins



move-in ready

### 1019 Cypress Creek Pkwy

Smithfield, VA 23430

Cypress Creek

Homesite 227

**\$829,000**

The Wellington II

 3,562  4  3.5



## Interactive Siteplan



# Included Features

## AT CYPRESS CREEK



### Architectural Features:

- Accented brick with remaining areas to be fiber cement prefinished siding with aluminum wrapped rake and fascia and fully vented soffit at eaves
- Masonry with brick veneer. Side and rear foundation walls may be stepped down, per site conditions

### Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with broom finished concrete and brick steps. If rails are included, they will be black powder coated aluminum. Architecture columns installed, per plan
- Front door to be 3'0" insulated fiberglass door with transom and sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Included deck constructed of pressure treated wood material with composite decking, sized per plan.

### Streetscape Features:

- Unique exterior detailing
- Side-load garage
- Aggregate finished concrete driveway and walkway
- Front and side yards will have sod and irrigation. Builder landscaping package with shrubbery and mulch installed
- Professionally selected exterior color palette

### Mechanical Features:

- 14 SEER rated HVAC system(s) with a Programmable Thermostat on each floor. Natural Gas 1st floor, per community standard, with heat pump for 2nd floor, when applicable
- Energy efficient 50 gallon electric water heater

### Energy Efficient Home Features:

- White vinyl double-hung tilt low E windows with grids between insulated glass
- 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 with 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:

- 6'-8" hollow core, 2 panel, smooth, square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)
- Pre-finished hardwood in Foyer, Dining Room, Kitchen, Breakfast Nook, and Powder Room
- Vinyl in Full Baths and Laundry/Utility

- Carpet with 6# rebond pad in all remaining areas (except Primary Bath)
- Main stairs to be boxed oak set with oak handrail, newel post and rosette, with tapered painted balusters, painted cap board and painted risers. Stains will vary in finish to prefinished hardwood floors. Secondary floors will have drywalled half wall with painted wall cap or full wall, per plan.
- 5-1/4" ogee base with 3-1/4" Colonial Casing on windows, doors and cased openings
- 1-piece 3-5/8" crown in Dining Room with two member chair rail and picture frame molding below
- Structured Wiring Package

### Kitchen Features:

- GE Stainless Steel 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 undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

### Bathroom Features:

- Primary Bath: Ceramic tile flooring, 5' shower including fiberglass base, ceramic tile surround and glass shower enclosure, Double or single vanity(s) with double lever chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower combo (per plan). Double or single vanity(s) with double lever chrome faucets
- Half Bath: Pedestal sink or vanity per plan, with double lever chrome faucet
- 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

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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.

