

 1,500 - 2,982 Square Feet

 2 - 5 Bedrooms

 2.0 - 3.5

**Priced From \$448,900**



**Community Location:** 711 W. Vaughan Road, Ashland, VA 23005

## Features of this Community

- Cottage-style homes with first and second floor primary bedrooms
- Gathering barn with fire pits and seating areas
- Open space and trails throughout
- Walk to downtown Ashland and all the local shops and restaurants

Explore the "Center of the Universe" and you'll discover Lauradell, one the freshest and fastest growing new home communities in Ashland, VA. Featuring low maintenance living and cottage-style new construction homes with options for first floor or second floor primary bedrooms, there's something for everyone at Lauradell. Beyond its abundant open spaces and trails, Lauradell keeps you within easy reach of all the local amenities and attractions Ashland has to offer, from homegrown restaurants to unique shops, galleries, movie and entertainment venues, and more.

## Quick Move-Ins

spring 2024



### 101 Hopeton Alley

Ashland, VA 23005  
Lauradell  
Homesite 35  
**\$509,900**

The Newport

🏠 1,500 🛏 2 🚗 2.0

summer 2024



### 211 Thorncliff Rd

Ashland, VA 23005  
Lauradell  
Homesite 52  
**\$499,900**

The Newport

🏠 1,722 🛏 2 🚗 2.0

spring 2024



### 215 Thorncliff Road

Ashland, VA 23005  
Lauradell  
Homesite 54  
**\$549,900**

The Grayson

🏠 2,127 🛏 3 🚗 2.5

coming soon



### 108 Axton Lane

Ashland, VA 23005  
Lauradell  
Homesite 30  
**\$583,036**

The Savannah

🏠 2,982 🛏 4 🚗 3.5

## Quick Move-Ins

coming soon



### 713 W. Vaughan Road

Ashland, VA 23005

Lauradell

Homesite 135

**\$598,946**

The Helena

 2,233  3  2.5



## Floor Plans



**Hawthorne**

Starting at \$448,900

 1,910  3  2.5



**Newport**

Starting at \$455,900

 1,500  2  2



**Savannah**

Starting at \$514,000

 2,982  4 - 5  2.5 - 3



**Grayson**

Starting at \$549,900

 2,127  3  2.5



**Helena**

Starting at \$598,946

 2,233  3  2.5

## Interactive Siteplan



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

# Included Features

## AT LAURADELL



### Architectural Features:

- Fiber cement prefinished siding with aluminum wrapped rake and fascia with full vented soffit at eaves
- Trim to be white
- Masonry with brick veneer. Side and rear foundation walls may be stepped down, per site conditions.
- Insulated conditioned crawl space

### Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with broom finished concrete and brick steps. Architectural columns installed per plan. If rails are included, they will be black powder coated aluminum
- Front door to be 6'8" 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, sized per plan. Step location determined per site conditions

### Streetscape Features:

- Unique exterior detailing
- Asphalt driveway and broom finished concrete walkway
- Front, side and rear yards will have sod and irrigation. Builder landscaping package with mulch will be installed
- Professionally pre-selected exterior color palette

### Mechanical Features:

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

### Energy Efficient Home Features:

- 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:

- 6'8 Hollow core, 2 panel, smooth, square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)

- Pre-Finished Laminate wood flooring in Foyer, Dining Room, and Powder Room
- Ceramic Tile in Primary Bath
- Vinyl in Kitchen, Breakfast Nook, Butler's Pantry, Full Baths and Laundry Room
- Carpet in all remaining areas
- Boxed oak stairs with oak handrail, newel post and rosette, with tapered painted balusters and painted cap board (per plan). 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 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: 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 unit (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
- 90 day and one year post-closing review

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

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.



Welcome to Lauradell, a brand new community in the "Center of the Universe" featuring low maintenance living with cottage-style homes and first or second floor master options. Lauradell will include walking trails, pocket parks, a gathering barn, on-street parking for guests, beautiful porches, and more. In addition to the conveniences within the community, Lauradell keeps you within reach of all that the town of Ashland has to offer. There is something for everyone with home-grown restaurants, unique shops, local art galleries, live music venues and more.

## Schools

**Henry Clay Elementary School**

**Liberty Middle School**

**Patrick Henry High School**

## Area Amenities

### Grocery Stores

Ashland Meat Co. at Cross Brothers, College Corner, Food Lion, Walmart, Ashland Food Mart

### Malls and Shopping

Ashland Junction Shopping Center, North Ashland Plaza Shopping Center, Creeks at Virginia Center, Ashland Hanover Shopping Center

### Restaurants

Ironhorse Restaurant, Trackside Grill, Homemades by Suzanne, Jake's Place, The Caboose Market & Cafe, Sports Page Bar & Grill, El Azteca Ashland, Ban Thai Restaurant, Andy's Restaurant, Brick Oven Bistro

### Pharmacies

CVS Pharmacy, Walgreen's Pharmacy, Walmart Pharmacy

### Recreation

Hanover Golf Club, Patrick Henry YMCA, Anytime Fitness, TrainTown CrossFit, Randolph-Macon Crenshaw Gym, Premier Fitness, LLC, The Hidden Gym, Carter Park Pool

### Entertainment

Ashland Theatre, Ashland Coffee & Tea, Ashland Skateland, Kings Dominion, Ashland Museum

## Local Contacts & Information

### Utilities

Dominion  
Virginia Power  
888.667.3000

Virginia  
Natural Gas  
866.229.3578

Comcast  
877.603.9815

Hanover County  
Public Utilities  
804.365.6024

### Hospitals

Henrico Doctors' Hospital, Bon Secours Memorial Regional Medical Center, VA Hospital & Healthcare Association

### Tax Information

For Hanover County & the Town of Ashland:  
\$.91 per hundred of assessed value

\*Subject to change. See site agent for details.

**eagleofva.com**



# Low Maintenance Living

FOR LAURADELL



Coming home to Lauradell means you'll never lose another Saturday behind a lawnmower. Instead of grass clippings and stained shoes, you'll have more time to spend with your friends and family to save all of life's little moments that mean so much.

## Lauradell Homeowner's Association Includes:

- Lawn Maintenance:
  - Mowing
  - Maintenance of landscaping
  - Mulching
  - Weed applications
- Maintenance of common areas
- Snow removal for streets and private alleys
- Trash pick-up\*
- Recycling pick-up\*

**Monthly Fee\*\*:** \$175

\*Provided by the Town of Ashland \*\*Subject to change

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