


# Kenbrook at Harpers Mill



 2,006 - 2,006 Square Feet

 3 - 3 Bedrooms

 3.0

**Priced From \$578,423**



**Community Location:** 9442 Widthby Road, Chesterfield, VA 23832

## Features of this Community

- 55+ low maintenance section of Harpers Mill
- Resort-style amenities: clubhouse, pool, walking trails, and more
- Pickleball courts exclusive to residents of Kenbrook
- Recognized as one of the 50 Best Master-Planned Communities in the United States by Where to Retire Magazine

**Only 1 home remaining!** Set within the celebrated Harpers Mill community, recently voted best neighborhood by Richmond Magazine, Kenbrook offers single family new construction homes with first floor primary bedrooms and spacious flowing layouts. Harpers Mill's only active adult 55+ low maintenance community with new homes for sale in Chesterfield, Kenbrook residents enjoy access to a wealth of amenities including its state-of-the art clubhouse, resort-style pool, and miles of scenic natural trails for walking and biking.

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## Quick Move-Ins

coming soon



### 9442 Widthby Road

Chesterfield, VA 23832  
Kenbrook at Harpers Mill  
Homesite 28-VII

**\$578,423**

The Azalea

 2,006  3  3.0

## Interactive Siteplan



● Quick Move-ins    ● Sold

# Included Features

IN KENBROOK AT HARPERS MILL



## Architectural Features:

- Vinyl siding with prefinished aluminum wrapped rake and fascia with full vented soffit at eaves
- Trim to be white
- Masonry with brick or stone veneer, per plan. Side and rear foundation walls may be stepped down, per site conditions. Crawl space to be conditioned

## Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick or stone with broom finished concrete and brick or stone steps. Architectural columns installed per plan. If rails are included, they will be black powder coated aluminum
- 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, sized per plan (except for Carlisle, Fulton, and Hartford models with integrated rear stoops)

## Streetscape Features:

- Unique exterior detailing
- Broom finished concrete driveway and walkway
- Front, side and rear yards will have 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:

- 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 Hardwood in Foyer, Dining Room, Kitchen, Breakfast Nook, and Powder Room
- Ceramic Tile in Primary Bath
- Vinyl in Secondary Baths, Utility and Laundry Rooms
- Carpet in all remaining areas (except Primary Bath)
- Pine, fully carpeted 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 Stainless Steel Appliance Package / electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" Cambridge flat panel maple 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 with double lever chrome faucet
- White cultured marble vanity tops
- Elongated commodes

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

- Eagle Advantage Home Warranty (10-year limited warranty)
- 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.



# Low Maintenance Living

IN KENBROOK AT HARPERS MILL



**low** [loh] **maintenance** [meyn-tuh-nuh ns] **living** [liv-ing]  
verb: the act or condition of a person living without stress  
For example: Low maintenance living in Kenbrook allows  
me to live life on my terms.



## \$222/month Includes:

- Mowing, Mulching, landscaping of the front, side and rear yard
- Weekly trash pick-up
- Resort-style pool
- Clubhouse, including a 3,000 square foot gathering place featuring vaulted ceilings, a cozy sitting area, massive indoor/outdoor stone fireplaces, big screen TVs, full size Kitchen, and a large patio with grilling areas
- Nature trails
- Sidewalks
- Fire Pit
- Gazebo
- Pickle Ball Courts
- Hobbit World Playground
- And much more!

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# Community Information

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Kenbrook at Harpers Mill Association Dues	Chesterfield County Tax Rate
\$222/month*	\$.96 per hundred of assessed value*

## Area Amenities

### Grocery Stores

Publix, Aldi, The Fresh Market, Food Lion, Walmart, Kroger

### Restaurants

Sand Dollar Kitchen, Texas Roadhouse, Feast, The Boathouse

### Recreation

Richmond Metro Zoo, Pochontas State Park, Sunday Park, Swift Creek Reservoir

### Pharmacies

CVS, Walgreens, Walmart, Publix, Kroger

## Local Contacts

### Utilities

Dominion  
Virginia Power  
888.667.3000

Columbia Gas  
of Virginia  
800.543.8911

Comcast  
877.603.9815

Verizon  
877.653.9427

Chesterfield Co.  
Water & Sewer  
804.748.1291

### Hospitals

Bon Secours St. Francis  
Medical Center  
804.594.7300  
13710 St. Francis Blvd  
Midlothian, VA 23114

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

CJW Medical Center  
Johnston-Willis  
804.330.3000  
1401 Johnston Willis Drive  
Richmond, VA 23225

CareNow Urgent Care  
804.639.7555  
6100 Harbourside Centre Loop  
Midlothian, VA 23112

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