



Kenbrook at Harpers Mill



 1,670 - 2,106 Square Feet

 2 - 5 Bedrooms

 2.0 - 3.0

Priced From \$514,393



Community Location: 9418 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

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.

eagleofva.com

Kenbrook at Harpers Mill



Quick Move-Ins



move-in ready

15801 Grahams Ferry Lane

Chesterfield, VA 23832
Kenbrook at Harpers Mill
Homesite 34-VII

\$534,990

The Beverly

🏠 1,670 🛏 3 🚗 2.5



move-in ready

9424 Widthby Road

Chesterfield, VA 23832
Kenbrook at Harpers Mill
Homesite 31-VII

\$569,000

The Hadley

🏠 2,053 🛏 3 🚗 2.5



coming soon

9442 Widthby Road

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

\$578,423

The Azalea

🏠 2,006 🛏 3 🚗 3.0



coming soon

9342 Widthby Road

Chesterfield, VA 23832
Kenbrook at Harpers Mill
Homesite 42-VII

\$514,393

The Belmont

🏠 1,806 🛏 2 🚗 2.5

eagleofva.com

Floor Plans



Belmont

Starting at \$514,393

 1,806  2  2.5



Hadley

Starting at \$569,000

 2,053  2  2.5



Cedar

Starting at \$569,980

 2,090  3  2



Azalea

Starting at \$577,613

 2,006  3  3



Corvallis

Starting at \$579,900

 2,106  3 - 5  2 - 3

Interactive Siteplan



● Quick Move-ins ● Sold

eagleofva.com

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:

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

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.



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!

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.



Community Information

IN KENBROOK AT HARPERS MILL



Set within the celebrated Harpers Mill community— awarded one of the 50 Best Master-Planned Communities in the United States by Where to Retire 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. In addition to all of the amenities

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

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.

