

# West Broad Village



 2,487 - 2,487 Square Feet

 2 - 3 Bedrooms

 2.5

**Priced From \$624,900**



**Community Location:** 1728-B Old Brick Rd, Glen Allen, VA 23060  
**Sales Center Location:** 350 Becklow Avenue, Henrico, VA 23233

## Features of this Community

- Luxury 2 level condos
- Walking distance to shops, restaurants, and more at West Broad Village
- Community clubhouse and outdoor pool
- Convenient interstate access

Mid-town character meets suburban-style comfort in West Broad Village, a thoughtful and thoroughly modern mixed-use new home community offering walkable convenience to a diverse, dynamic collection of specialty shops, stores, and restaurants. Located in the heart of the West End just minutes from Innsbrook and with easy interstate access to downtown Richmond and points beyond, West Broad Village brings today's style and sensibility to your doorstep in a lifestyle experience creating the perfect balance of life, work, and play.

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## Quick Move-Ins

move in this year



### 1728-B Old Brick Road

Glen Allen, VA 23060  
West Broad Village  
Homesite 20B

**\$644,900**

The McKinney

 2,487  3  2.5

move in this year



### 1724-B Old Brick Road

Glen Allen, VA 23060  
West Broad Village  
Homesite 18B

**\$624,900**

The McKinney

 2,487  3  2.5

## Floor Plans



**McKinney**

Starting at \$624,900

 2,487  2 - 3  2.5

## Interactive Siteplan



- Quick Move-ins
- Available Homesites
- Sold

# Included Features

## AT WEST BROAD VILLAGE



### Exterior Features:

- TPO rubber roofing membrane with standing seam metal per plan. Colors predetermined by builder
- Accented brick with remaining areas to be fiber cement siding. 5/4" varied width rake and fascia and soffit with fully vented soffit at eaves, per plan
- Front door to be 3'0" insulated fiberglass door
- Front stoop to be bluestone landings and steps, per plan. All rails (per plan) will be black powder coated aluminum
- Exterior colors will be pre-determined per builder color palette

### Mechanical Features:

- 18 SEER rated heat pump system (1 system per unit) with two zones. Programmable thermostat on each floor
- Energy Efficient tankless hot water heater

### Energy Efficient Home Features:

- Vinyl single-hung tilt low E windows with grids between insulated glass. Picture frame all windows. Screens included on all operable windows
- R38 blown and/or batt ceiling insulation, spray foam under terrace
- Exterior 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" (1st floor only), 8' (2nd through 4th floors), 2 panel, smooth, square top doors with satin nickel or oil rubbed bronze lever handle
- Designer Ventilated shelving throughout (per plan)
- Prefinished Laminate wood flooring in hallways, Loft, Family Room, Kitchen, Half Bath (and in Foyer and stairwell in the McKinney)
- Ceramic tile in Primary Bath
- Vinyl in Laundry Room and Bath #2
- Carpet in bedrooms and closets

- 5-1/4" ogee base, 1x4 flat stock casing with backband on doors, windows and cased openings
- Interior lighting package including LED recessed lighting, per plan

### Kitchen Features:

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

### Bathroom Features:

- Primary Bath: Layouts (per plan) include shower with fiberglass base, ceramic tile surround and glass shower enclosure. Double or single vanity(s), raised 34" high, with double lever chrome faucets.
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower combo. Double or single vanity(s) with double lever chrome faucets
- Half Bath: Pedestal sink with double lever chrome faucet
- White cultured marble vanity tops with Salerno flat panel maple cabinets
- Elongated white 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.



Explore West Broad Village's Eastern Edge, a new addition to this mixed use community located in the heart of the West End. Imagine walking to Whole Foods to pick up groceries for dinner, meeting with friends for happy hour at Burger Bach, lounging by the rooftop pool after a workout at ACAC, or browsing the latest trends at HomeGoods. Enjoy your weekends or an extended vacation, simply lock and leave! With low maintenance living, spend more time doing what you love and less time doing chores!

Condo Fee and Association Dues:	Henrico County Tax Rate
\$325/month*	\$.85 per \$100 of assessed value

## Schools

**Colonial Trail Elementary School**  
12101 Liesfield Farm Drive

**Short Pump Middle School**  
4701 Pouncey Tract Road

**Deep Run High School**  
4801 Twin Hickory Drive

## Grocery

**Whole Foods**

**Traders Joe's**

**Publix**

**Tom Leonard's**

## Recreation and Retail

### Walk to:

ACAC Fitness & Wellness, Scents & Serenity Organic Spa, Transitions Float Studio, Bombshell Beauty Lounge, Ironworks Men's Grooming & Supply Co., Creative Nails, Ulta Beauty, The Vitamin Shoppe, Pheonix Salon Suites, Golf Galaxy, HomeGoods, REI, Diamonds Direct, Calico, Petco

### Short Drive to:

Short Pump Town Center, Deep Run Park, Short Pump Dog Park, Drive Shack Golf Range, Target, Home Depot, Lowe's, Hobby Lobby, Kohl's, World Market, Best Buy

## Restaurants

### Walk to:

Burger Bach, Park Lane Tavern, bar-ti-zan, Bonefish, Carrabba's, Chuy's, Sea By Thai, Longhorn's Steak House, Inchin's Bamboo Garden, Mona Cigar Lounge, Ray's Italian Water Ice & Frozen Custard, Sweet Frog Frozen Yogurt

### Short Drive to:

Tazza Kitchen, Tarrant's West, Grapevine Greek & Italian, Metro Diner, Casa Grande Mexican Restaurant, Corner Bakery, Cooper's Hawk

## Community

### Clubhouse

Meeting Rooms, Party Room with Kitchen, Movie Theater, Game Room with Pool Table & Card Tables, Fitness Center and Locker Rooms

**Outdoor Pool with a Sun Deck**

**Outdoor Grilling Station**

**Outdoor Lounge Area**

**Playground**

**Walking Trails**

**Outdoor Summer Concerts & Movie Nights**

**Arts Festivals and Holiday Events**

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

