 1,561 - 2,090 Square Feet

 2 - 3 Bedrooms

 2.0 - 3.0

**Priced From \$399,000**



**Community Location:** 7401 Indian River Run, Henrico, VA 23231

## Features of this Community

- Fully furnished and decorated model
- Active adult 55+ low maintenance living
- Zero-entry homes
- First floor primary bedrooms
- Open-space, energy-efficient plans, ready for personalization
- Community clubhouse with indoor heated pool, library, event space and more
- Established new home community offering convenient access to local shops, restaurants, interstates
- Close to the Virginia Capital Trail

You'll never settle for anything but the best at Settler's Ridge, an active adult, 55+ planned community in Eastern Henrico featuring new construction zero-entry homes with first floor primary bedrooms and spacious, energy-efficient layouts. An established new home community, Settler's Ridge delivers everything you could want and more when it comes to low maintenance, high-leisure living, starting with an ideal location that offers easy access to downtown Richmond and wonderful assortment local shopping, dining, and more.

## Quick Move-Ins

spring 2024



### 1808 New Settlement Drive

Henrico, VA 23231  
Settler's Ridge  
Homesite 78

**\$515,187**

The Azalea

 2,006  3  3.0

summer 2024



### 1717 New Settlement Drive

Henrico, VA 23231  
Settler's Ridge  
Homesite 55

**\$460,193**

The Bellavue

 1,659  3  2.0

## Floor Plans



**Magnolia**

Starting at \$399,000

 1,688  3  2



**Azalea Ranch**

Starting at \$399,400

 1,561  2  2



**Bellavue**

Starting at \$421,400

 1,659  3  2



**Clarion**

Starting at \$423,400

 1,801  3  2



**Cedar**

Starting at \$436,400

 2,090  3  2

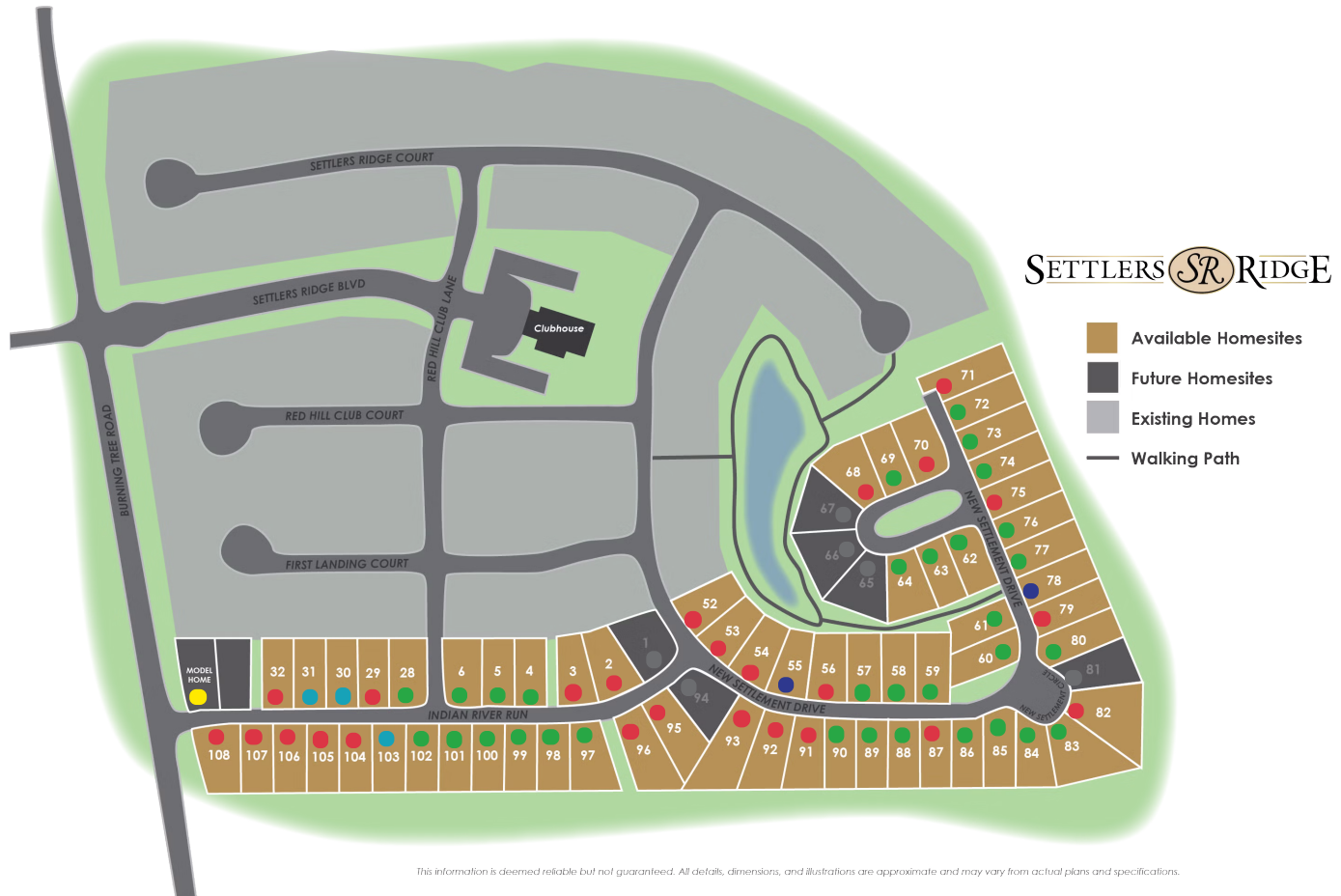


**Azalea**

Starting at \$458,400

 2,006  3  3

## Interactive Siteplan



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

# Included Features

## AT SETTLER'S RIDGE



### Architectural Features:

- CertainTeed 4" clapboard vinyl siding, prefinished aluminum wrapped rake and fascia and fully vented soffit at eaves
- Trim to be white
- Masonry with brick veneer. Concrete slab with builders standard brick

### Exterior Features:

- Limited Lifetime Dimensional shingles
- Architectural columns installed, per plan. If rails are included, they will be black powder coated aluminum
- Front door to be 3' insulated fiberglass door, transom and/or sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- If patio is included, patio to be brushed concrete

### Streetscape Features:

- Unique exterior detailing
- Broom finished concrete driveway and walkway
- Areas cleared for construction of home will be fine graded and include 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:

- White 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 Laminate hardwood flooring in Foyer, Family Room, Dining Room, Kitchen
- Ceramic Tile in Primary Bath
- Vinyl in Full Baths and Laundry Room
- Carpet in all remaining areas
- 3-1/4" beaded base, picture frame 2-1/4" Colonial Casing on windows, doors and cased openings
- Structured Wiring Package

### Kitchen Features:

- GE Black or White 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 kitchen sink with single lever chrome faucet
- 1/2 HP garbage disposal

### Bathroom Features:

- Primary Bath: 5' shower including fiberglass base, ceramic tile surround and glass shower enclosure. Double vanity 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
- 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](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.



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Settlers Ridge Association Dues	Henrico County Tax Rate
\$250/month*	\$.85 per hundred of assessed value*

## Area Amenities

### Grocery Stores

Food Lion, Kroger, Lidl, Walmart, Publix

### Pharmacies

CVS, Walgreens

### Restaurants

Proper Pie, The Boathouse, Indian Fields Tavern, Upper Shirley Vineyards, Brambly Park Winery, Mexico Restaurant, Lilly Pad Cafe, Island Shrimp Co.

### Shopping Centers

White Oak Village, New Market Square, Laburnam Square, Laburnum Green Shoppes, Laburnum Park

### Recreation

Dorey Park and Recreation Center, Chickahominy Family YMCA

## Local Contacts

### Hospitals

VCU Medical Center  
800.762.6161  
1213 E. Clay Street  
Richmond, VA 23219

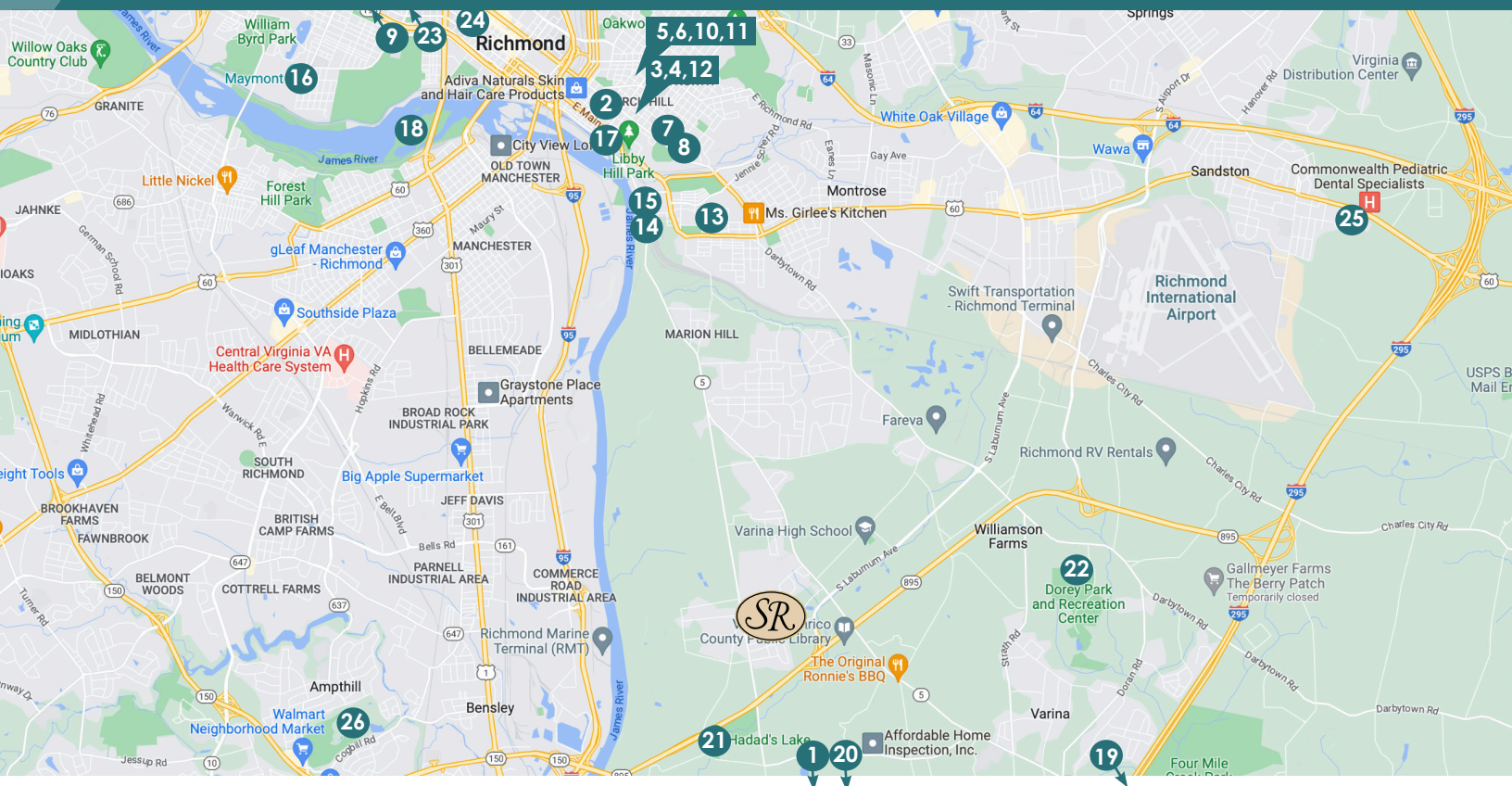
Bon Secours Richmond  
Community Hospital  
804.225.1700  
1500 N 18th Street  
Richmond, VA 23223

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

VA Hospital  
804.675.5000  
1201 Broad Rock Blvd  
Richmond, VA 23249

# Surrounding Area

## AT SETTLER'S RIDGE



### Restaurants Nearby

- |  |   |  |
|--|---|--|
| <b>1</b> Lily Pad<br>9680 Osborne Turnpike           | <b>6</b> Pizza Bones<br>2314 Jefferson Avenue           | <b>11</b> The Roosevelt<br>623 N 25th Street         |
| <b>2</b> Leek Thistle<br>2112 E Main Street          | <b>7</b> Alewife<br>3120 E Marshall Street              | <b>12</b> Proper Pie Co.<br>2505 E Broad Street #100 |
| <b>3</b> Second Bottle of Wine<br>324 N. 27th Street | <b>8</b> Grisette<br>3119 E Marshall Street             | <b>13</b> Blue Atlas<br>1000 Carlisle Avenue #200    |
| <b>4</b> 8 1/2 Church Hill<br>2709 E Marshall Street | <b>9</b> Jardin<br>1520 W Main St Basement Suite 1      | <b>14</b> Island Shrimp Co.<br>11 Orleans Street     |
| <b>5</b> Subrosa<br>620 N 25th Street                | <b>10</b> Spotty Dog Ice Cream<br>2416 Jefferson Avenue | <b>15</b> The Boathouse<br>4708 E Old Main Street    |

### Local Attractions

- |   |   |   |
|---|---|---|
| <b>16</b> Maymont Park<br>1700 Hampton Street               | <b>20</b> Kingfish Boat Rental<br>9680 Osborne Turnpike | <b>24</b> The Jefferson<br>101 W Franklin Street        |
| <b>17</b> Virginia Capital Trail<br>2803 Dock Street        | <b>21</b> Hadads Lake<br>7900 Osborne Turnpike          | <b>25</b> Chickahominy YMCA<br>5401 Whiteside Road      |
| <b>18</b> Belle Isle<br>344 Tredegar Street                 | <b>22</b> Dorey Park<br>2999 Darbytown Road             | <b>26</b> Meadowbrook Country Club<br>3700 Cogbill Road |
| <b>19</b> Upper Shirley Winery<br>600 Shirley Plantation Rd | <b>23</b> Altria Theater<br>6 N Laurel Street           |   |