 2,350 - 3,100 Square Feet

 3 - 4 Bedrooms

 3.5 - 4.5

Priced From \$795,000



Community Location: 421 W. 7th Street, Richmond, VA 23224

Features of this Community

- 3 and 4 story luxury townhomes
- Located in Manchester overlooking the Richmond Skyline and James River
- Walk to all the local shops and restaurants
- Panoramic views of the downtown skyline from the bridge connecting you to Brown's Island and the Canal Walk

At McRae & Lacy in Old Town Manchester, historic charm meets modern style in luxury townhomes overlooking the James River and Richmond skyline. Walk to local shops, restaurants, breweries, and cafes while soaking in the unique character and diverse architecture that defines the area. Artfully designed for authentic living, McRae & Lacy new construction homes feature terrace views of the James River and deliver the wealth of comforts you expect in today's premium homes—all conveniently located just minutes from downtown Richmond, the James River, and the Fan district.

Quick Move-Ins



move-in ready

425 W. 7th Street

Richmond, VA 23224
McRae & Lacy
Homesite 19

\$989,000

The Southaven

 3,100  4  4.5



move-in ready

421 W. 7th Street

Richmond, VA 23224
McRae & Lacy
Homesite 18

\$945,000

The Southaven

 3,100  3  3.5



move-in ready

400 W. 6th Street

Richmond, VA 23224
McRae & Lacy
Homesite 12

\$924,000

The Laurel

 2,700  3  3.5



move-in ready

417 W. 7th Street

Richmond, VA 23224
McRae & Lacy
Homesite 17

\$920,000

The Southaven

 3,100  3  3.5

Quick Move-Ins

move-in ready



404 W. 6th Street

Richmond, VA 23224
McRae & Lacy
Homesite 11

\$875,000

The Laurel

 2,700  3  3.5

Floor Plans



Davenport

Starting at \$795,000

 2,350  3  3.5



Laurel

Starting at \$875,000

 2,700  3  3.5

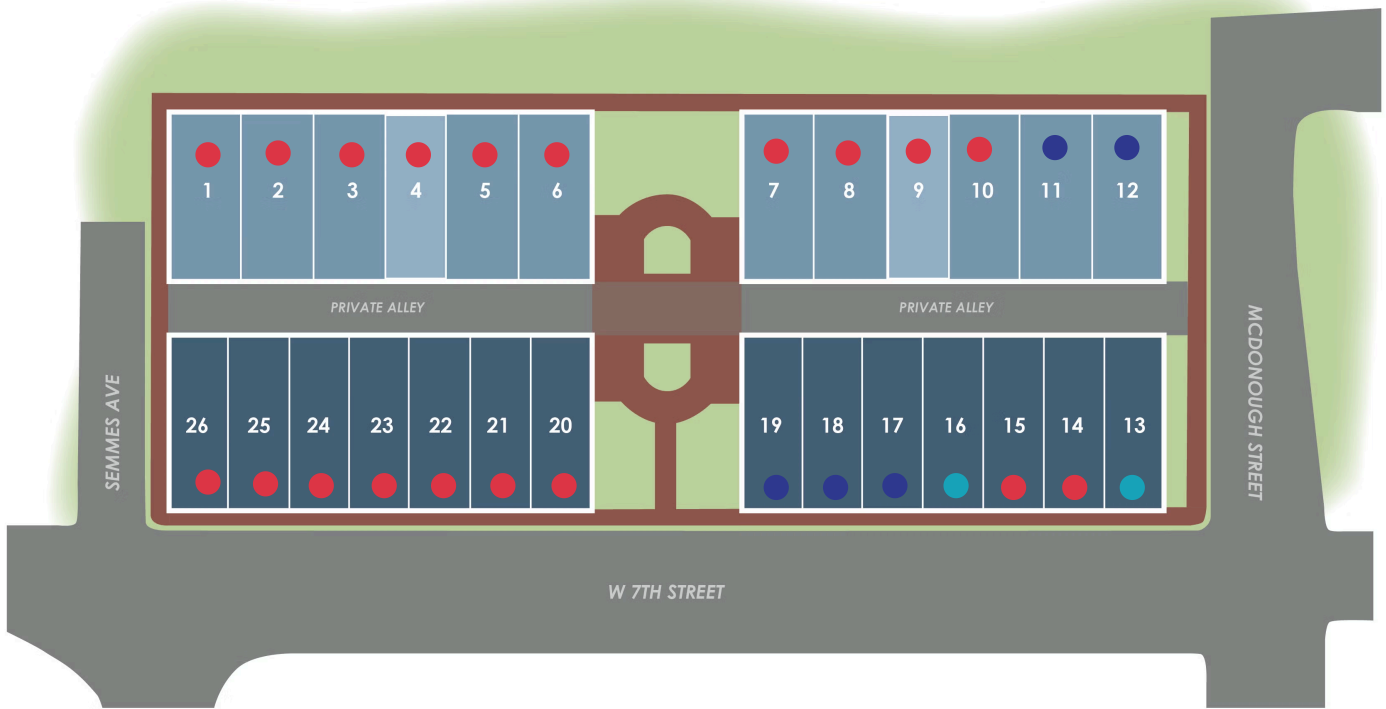


Southaven

Starting at \$920,000

 3,100  3 - 4  3.5 - 4.5

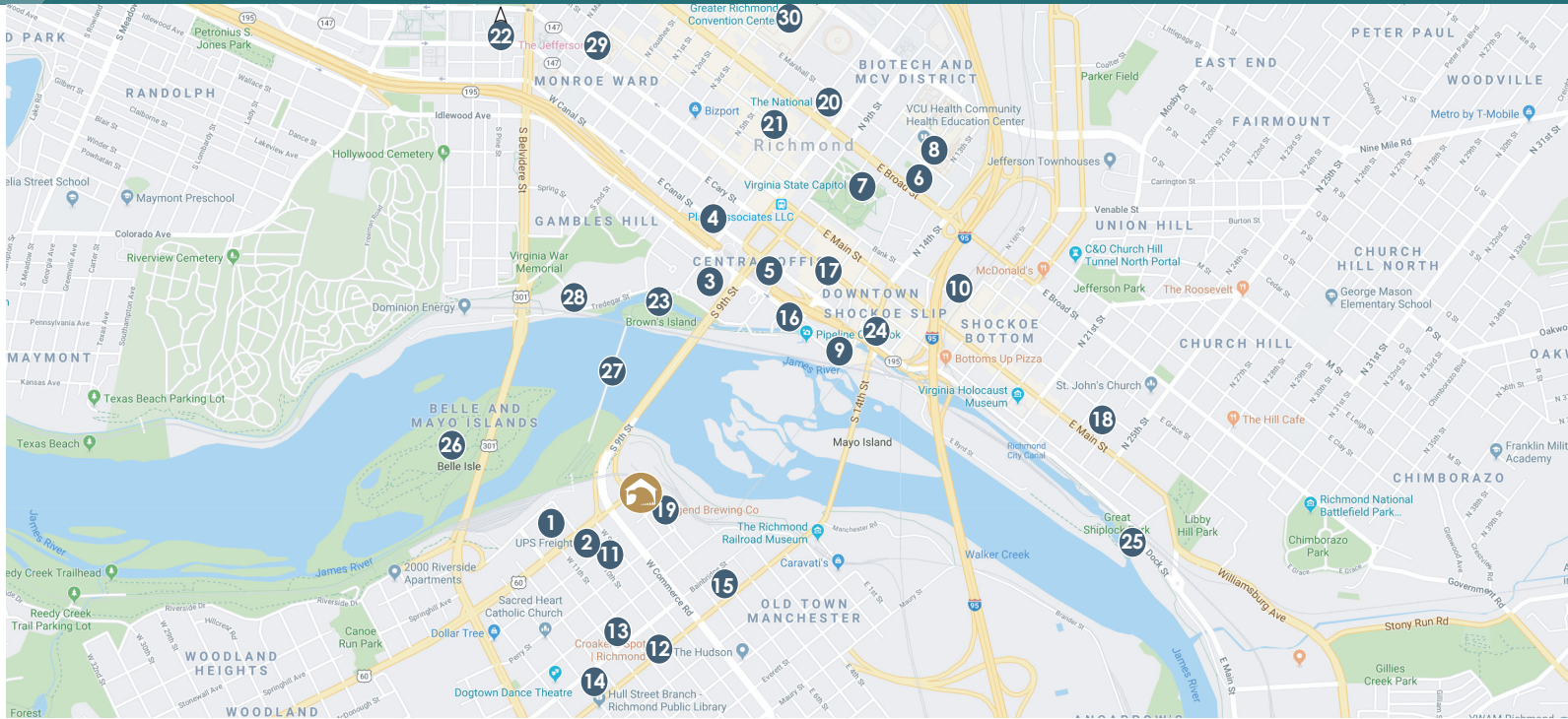
Interactive Siteplan



● Quick Move-ins ● Sold ● Future Quick Move-In

Surrounding Area

AT MCRAE & LACY



Local Businesses

- | | | |
|---|---|--|
| 1 Suntrust Mortgage
1001 Semmes Avenue | 5 Williams Mullen
200 S. 10th St. #1600 | 9 CarMax Digital & Technology
Innovation Center
140 Virginia Street |
| 2 UPS Freight
1000 Semmes Avenue | 6 Bank of America Financial Center
1111 E. Main St. | 10 Richmond Main Street Station
(Amtrak)
1500 E. Main Street |
| 3 Federal Reserve Bank of Richmond
701 E. Byrd Street | 7 VA State Capitol
1000 Bank Street | |
| 4 Dominion Energy
600 E. Canal Street | 8 VCU Medical Center
1250 E. Marshall Street | |

Restaurants Nearby

- | | | |
|--|---|---|
| 11 Ironclad Pizza Grill
924 McDonough Street | 14 Pig and Brew
1313 Hull Street | 17 The Tobacco Company
1201 E. Cary Street |
| 12 Croakers Spot
1020 Hull Street | 15 The Continental Manchester
609 Hull Street | 18 Farm Fresh
2320 E. Main Street |
| 13 Brewer's Cafe
1125 Bainbridge Street | 16 Casa Del Barco
320 South 12th Street | 19 Legend Brewing Co.
321 W. Seventh Street |

Local Attractions

- | | | |
|---|----------------------------|--|
| 20 The National
708 E. Broad Street | 23 Brown's Island | 27 T. Tyler Potterfield Memorial Bridge |
| 21 Dominion Energy Center
600 E. Grace Street | 24 Canal Walk | 28 Tredegar Iron Works |
| 22 Altria Theater
6 N. Laurel Street | 25 VA Capital Trail | 29 The Jefferson |
| | 26 Belle Isle | 30 Greater Richmond Convention Center |

Included Features

AT MCRAE & LACY



Architectural Features:

- Accented brick with remaining areas to be fiber cement siding. 1x varies rake and fascia and fully vented soffit at eaves
- Slab foundation. Basement (if applicable) will be concrete block wall with waterproofing to grade and installed drainage system.

Exterior Features:

- Front stoop to be bluestone landings and steps. Architectural columns installed, per plan. All rails (per plan, where applicable) to be black powder coated aluminum
- Recessed entry with painted Hardie Panel walls with batten strips and porcelain tile flooring
- Front door to be 3'0" insulated fiberglass door, per plan
- Exterior door to be insulated hinged steel door with glass, per plan
- TPO rubber roofing membrane on standing seam metal per plan
- Garage door to be raised panel steel insulated garage door, design specifics per plan
- Two hose bibs

Streetscape Features:

- Unique exterior detailing
- Asphalt driveway
- Sod, irrigation and landscaping package per Master Landscaping Plan
- Professionally selected predetermined exterior color palette

Mechanical Features:

- 16 SEER rated HVAC heat pump system (1 or 2 systems, per plan) with a programmable thermostat on each floor
- Energy efficient tankless hot water heater with separate recirculating pump

Energy Efficient Home Features:

- Vinyl double-hung tilt low E windows with grids between insulated glass (grid pattern specifics, per plan). Picture frame all windows
- R38 blown and/or batt ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Air filtration package - Exterior house wrap used to protect against moisture and air infiltration with 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:

- One piece jamb, solid core, 2 panel, smooth, square top 8' doors with satin nickel or oil rubbed bronze levers

- Designer Ventilated closet shelving (per plan)
- Prefinished laminate wood flooring on ground floor in Foyer/Hall, Half Bath, Entire Main Living, and 2nd and/or 3rd floor hall, per plan
- Ceramic tile in Laundry Room, Primary Bath and Full Baths
- Carpet with 6# rebond pad in all remaining areas
- All plans to have oak, open stringer stairs with painted risers, per plan. All stairs to include oak handrail, newel post and rosette, with painted balusters
- 8-5/8 baseboard on Main Living Floor, 5-1/4" ogee base all other floors. 1x4 flat stock casing with backband on doors, windows and cased openings. 7-1/4" high two-piece crown molding on Main Living Floor
- Structured Wiring Package

Kitchen Features:

- GE Stainless Steel Appliance Package / Freestanding Gas Range, Microwave/Hood & Energy Star Dishwasher
- Granite countertops (Level 1)
- 42" Henning flat panel maple Yorktowne Cabinetry cabinets 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: shower including fiberglass base, per plan, ceramic tile surround and glass shower enclosure, double or single 34" vanity(s) with double lever chrome faucets
- Full Baths: 5' acrylic tub with ceramic surround and straight chrome shower curtain rod. 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:

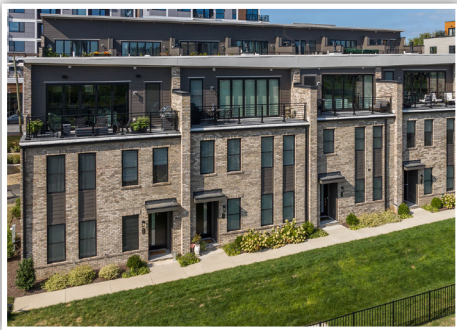
- Eagle Advantage Home Warranty (10-year limited warranty)
- Pre-closing walk through
- 60 day and one year post-closing review

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 [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 McRae & Lacy
allows me to live life on my terms.



McRae & Lacy Homeowner's Association Includes:

- Landscaping, mowing, edging and trimming of turf areas, shrubs, trees and bushes
- Annual mulching of beds
- Periodic leaf removal
- Maintenance, repair and replacement of the irrigation system and providing water for the system
- Maintenance, repair, and replacement of community mailboxes
- Maintenance, repair, and replacement of alleys, sidewalks and street lighting (if not maintained by the City)
- Coordination of exterior building maintenance including: repair and maintenance of exterior building surfaces, periodic painting of doors, repair and replacement of roofing, repair and replacement of gutters and downspouts
- Termite prevention/inspections

McRae & Lacy HOA Dues	Richmond City Tax Rate
\$210/month	\$1.20 per \$100 of assessed value

**See HOA documents for additional details and verification*