


# The Parke at Cypress Creek



 1,894 - 2,391 Square Feet

 3 - 5 Bedrooms

 2.0 - 3.0

**Priced From \$499,990**



**Community Location:** 229 Ayrshire Loop, Smithfield, VA 23430

## Features of this Community

- Exclusive 55+ section of the established Cypress Creek
- First floor primary bedrooms
- Established golf course community
- Resort-style amenities: pool, clubhouse, tennis courts, walking trails and more
- Just minutes from downtown Smithfield

Set within delightful Cypress Creek, an established new home golf course community, The Parke features new construction homes in Smithfield that blend traditional style with spacious, energy-efficient layouts and options for first floor or second floor primary bedrooms. A community tailor-crafted for 55+ active adults ready to enjoy the leisure of low maintenance living, residents enjoy access to Cypress Creek's resort-style amenities include a clubhouse, tennis courts, and pool, with beautiful views of the creek and golf course winding throughout. Visit our fully decorated model home and explore all of our new homes for sale in Smithfield, VA!

[eagleofva.com](http://eagleofva.com)

# The Parke at Cypress Creek



## Quick Move-Ins



move-in ready

### 229 Ayrshire Loop

Smithfield, VA 23430  
The Parke at Cypress Creek  
Homesite 138

**\$549,000**

The Corvallis

🏠 2,106 🛏 3 🚗 2.0



spring 2024

### 105 St. Annes

Smithfield, VA 23430  
The Parke at Cypress Creek  
Homesite 140

**\$514,990**

The Easton

🏠 1,894 🛏 3 🚗 2.5



spring 2024

### 104 Ayrshire Loop

Smithfield, VA 23430  
The Parke at Cypress Creek  
Homesite 112

**\$514,900**

The Easton

🏠 1,894 🛏 3 🚗 2.5



spring 2024

### 609 St. Andrews

Smithfield, VA 23430  
The Parke at Cypress Creek  
Homesite 77

**\$519,900**

The Acton

🏠 2,065 🛏 3 🚗 2.5

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# The Parke at Cypress Creek



## Quick Move-Ins



summer 2024

### 113 St. Annes

Smithfield, VA 23430  
The Parke at Cypress Creek  
Homesite 142

**\$529,900**

The Acton

🏠 2,065 🛏 3 🚗 2.5



summer 2024

### 129 St. Annes

Smithfield, VA 23430  
The Parke at Cypress Creek  
Homesite 146

**\$564,990**

The Stamford

🏠 2,391 🛏 3 🚗 2.5



summer 2024

### 145 St. Annes

Smithfield, VA 23430  
The Parke at Cypress Creek  
Homesite 150

**\$549,900**

The Stamford

🏠 2,391 🛏 3 🚗 2.5



fall 2024

### 225 Ayrshire Loop

Smithfield, VA 23430  
The Parke at Cypress Creek  
Homesite 137

**\$499,990**

The Easton

🏠 1,894 🛏 3 🚗 2.5

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# The Parke at Cypress Creek



## Floor Plans



**Easton**

Starting at \$499,990

 1,894  3  2.5



**Acton**

Starting at \$519,900

 2,065  3  2.5



**Corvallis**

Starting at \$549,900

 2,106  3 - 5  2 - 3



**Stamford**

Starting at \$549,900

 2,391  3  2.5

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# The Parke at Cypress Creek



## Interactive Siteplan



● Quick Move-ins ● Sold

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# Included Features

AT THE PARKE AT CYPRESS CREEK



## Architectural Features:

- Accented brick with remaining areas to be fiber cement prefinished siding with aluminum wrapped rake and fascia and fully vented soffit at eaves
- Masonry with brick veneer on front with stucco on side and rear. Concrete slab with builders standard brick.

## Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with broom finished concrete and brick steps. If rails are included, they will be black powder coated aluminum. Architecture columns installed, per plan
- 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

## Streetscape Features:

- Unique exterior detailing
- Side-load garage
- Aggregate finished concrete driveway and walkway
- Front and side yards will have sod and irrigation. Builder landscaping package with shrubbery and mulch installed
- Professionally selected exterior color palette

## Mechanical Features:

- 14 SEER rated HVAC system(s) with a Programmable Thermostat on each floor. Natural Gas 1st floor, per community standard, with heat pump for 2nd floor, when applicable
- Energy efficient 50 gallon electric water heater

## Energy Efficient Home Features:

- White vinyl single-hung tilt low E windows with grids between insulated glass
- 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:

- 6'-8" 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
- Vinyl in Full Baths and Laundry/Utility
- Carpet with 6# rebond pad in all remaining areas

(except Primary Bath)

- Main stairs to be fully carpeted pine box set with oak handrail, newel post and rosette, with tapered painted balusters and painted cap board. 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 cabinets 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: Ceramic tile flooring. 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 combo (per plan). Double or single vanity(s) with double lever chrome faucets
- Half Bath: Pedestal sink or vanity per plan, 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

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