

 1,806 - 3,300 Square Feet

 2 - 4 Bedrooms

 2.0 - 3.0

Priced From \$537,900



Community Location: 7448 Aldeby St, Glen Allen, VA 23059

Features of this Community

- New homes in Goochland, VA
- 55+ low maintenance living
- Walking trails
- Gazebo and fire pit overlooking pond
- Just minutes from Short Pump
- Convenient interstate access

Selling fast! Amid beautifully preserved woodlands, landscaped lawns, and manicured walking trails, Parkside Village in Goochland offers new construction homes in Goochland, VA with a cozy hometown feel in a vibrant 55+ active adult community brimming with life. Parkside Village's award-winning new home plans promise all the space and flexibility you'll ever need in a low maintenance community perfectly tailored to your tastes and lifestyle. Conveniently located just minutes from the heart of Short Pump, Parkside Village makes it easy to enjoy family and friends, and embrace every moment of every day.

Quick Move-Ins



move-in ready

7444 Aldeby Street

Glen Allen, VA 23059
Parkside Village
Homesite 26-V

\$629,990

The Azalea

🏠 2,006 🛏 3 🚗 3.0



move-in ready

7440 Aldeby Street

Glen Allen, VA 23059
Parkside Village
Homesite 28-V

\$639,910

The Cedar

🏠 2,090 🛏 3 🚗 2.0



move-in ready

7442 Aldeby Street

Glen Allen, VA 23059
Parkside Village
Homesite 27-V

\$619,900

The Magnolia

🏠 1,842 🛏 3 🚗 2.0



model home

7448 Aldeby Street

Glen Allen, VA 23059
Parkside Village
Homesite 24-V

\$625,000

The Belmont

🏠 1,806 🛏 2 🚗 2.5

Quick Move-Ins

summer 2024



7560 Hutton Circle

Glen Allen, VA 23059

Parkside Village

Homesite 18-V

\$799,990

The Linden Terrace

 3,300  3  2.5

Floor Plans



Belmont

Starting at \$537,900

 1,806  2  2.5



Azalea

Starting at \$559,900

 2,006  3  3



Cedar

Starting at \$563,400

 2,090  3  2



Belmont Terrace

Starting at \$621,900

 1,806  2 - 4  2.5 - 3



Linden Terrace

Starting at \$652,900

 2,918  3  2.5

Interactive Siteplan



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

Included Features

AT PARKSIDE VILLAGE



Architectural Features:

- Fiber Cement prefinished siding with aluminum wrapped rake and fascia and fully vented soffit at eaves
- Masonry with brick veneer on foundation, with insulated conditioned crawl space

Exterior Features:

- Fiberglass columns (per plan)
- 30-year dimensional fiberglass shingles
- Front stoop/porch to be brick with broom finished concrete and concrete steps with rails
- Two hose bibs
- Deck (Exclusion: Fulton model)
- OG shaped, aluminum gutters with downspouts and vinyl splash blocks

Streetscape Features:

- Unique exterior detailing
- Sod and irrigation package
- Broom finished concrete walkways/asphalt driveway
- Professionally selected exterior color palette

Mechanical Features:

- 14 SEER rated HVAC system with a Programmable Thermostat on each floor and high efficiency heat pump
- Energy Efficient 50 gallon electric water heater

Energy Efficient Home Features:

- Low E windows with grids, single-hung tilt with white vinyl
- R38 blown and/or batt ceiling insulation
- Conditioned Sidewall - R15 fiberglass batt
- Air filtration package - Exterior house wrap used to protect against moisture and air infiltration
- 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)
- Hardwood in Foyer, Dining Room, Kitchen, Breakfast Nook, Butler's Pantry and Powder Room
- Vinyl in Full Baths and Laundry

- Pine, fully carpeted stairs with oak handrail (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
- Garage door opener with 2 remotes
- Structured Wiring Package

Kitchen Features:

- GE Appliance Package / Energy Star electric smooth top range, microwave/hood & dishwasher
- Granite countertops (Level 1)
- 42" Salerno by Echelon flat panel maple cabinets
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

Bathroom Features:

- Primary Bath: ceramic tile, 5' shower including fiberglass base, ceramic tile surround and glass shower enclosure, double or single raised 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/s: 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

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Area Amenities

Grocery Stores

Wegman's, Publix, Trader Joe's, Kroger, Food Lion, Lidl, ALDI, Walmart, Whole Foods

Malls and Shopping

Short Pump Town Center, TJ Maxx, Target, HomeGoods, West Broad Village Shopping Center, Walmart, Carytown, Stony Point Fashion Park

Restaurants

Sedona Taphouse, Cooper's Hawk Winery and Restaurant, The Daily, Mellow Mushroom, Wong's Tacos, Sunset Grill, Satterwhite's Restaurant, The Pickle Barrel, Tazza Kitchen, The Boathouse

Recreation

American Family Fitness, ACAC Fitness, Rockville Community Center, Hermitage Country Club, Sycamore Creek Golf Club, Kinloch Golf Club, Tuckahoe Creek Park and Short Pump Park

Entertainment

Drive Shack, Regal Cinemas Short Pump, Skate Nation, Bowl America, Boomerang Air Sports, Bogeys, Dave and Buster's, Midnight Brewery, Hardywood West Creek Brewery, Kindred Spirits Brewery

Pharmacies

Wegman's, Publix, CVS, Kroger, Walgreens, Walmart, Target

Local Contacts

Utilities

Dominion
Virginia Power
888.667.3000

Comcast
877.603.9815

Goochland County
Public Utilities
804.556.5835

Hospitals

Bon Secours Short Pump Emergency Center, Henrico Doctors' Hospital, West Creek Emergency Center, Parham Doctors' Hospital, St. Mary's Hospital, Patient First

Tax Information

\$.85 per hundred of assessed value (includes \$.32 for Tuckahoe Creek Service District ad valorem tax)

Low Maintenance Living

AT PARKSIDE VILLAGE



Coming home to Parkside Village means you'll never lose another Saturday behind a lawnmower. Instead of grass clippings and stained shoes, you'll have more time to spend with your friends and family to save all of life's little moments that mean so much.

Parkside Village Homeowner's Association Includes:

- Lawn Maintenance:
 - Mowing
 - Maintenance of landscaping
 - Mulching
 - Weed applications
- Trash pick-up
- Maintenance of common areas
- Recycling pick-up

Monthly Fee*: \$220

*Subject to change

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Community Site Plan

AT PARKSIDE VILLAGE



- Section 1
- Section 2
- Section 3
- Section 4
- Section 5
- Section 5 Basement



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