# Kenbrook at Harpers Mill 📁 eagle





Community Location: 9418 Widthby Road, Chesterfield, VA 23832

## Features of this Community

- 55+ low maintenance section of Harpers Mill
- Resort-style amenities: clubhouse, pool, walking trails, and more
- Pickleball courts exclusive to residents of Kenbrook
- Recognized as one of the 50 Best Master-Planned Communities in the United States by Where to Retire • Magazine

Set within the celebrated Harpers Mill community—recently voted best neighborhood by Richmond Magazine —Kenbrook offers single family new construction homes with first floor primary bedrooms and spacious flowing layouts. Harpers Mill's only active adult 55+ low maintenance community with new homes for sale in Chesterfield, Kenbrook residents enjoy access to a wealth of amenities including its state-of-the art clubhouse, resort-style pool, and miles of scenic natural trails for walking and biking.



# Kenbrook at Harpers Mill *meagle*

# **Quick Move-Ins**



### 15801 Grahams Ferry Lane

Chesterfield, VA 23832 Kenbrook at Harpers Mill Homesite 34-VII **\$534,990** 

The Beverly

1,670 📇 3 🚔 2.5

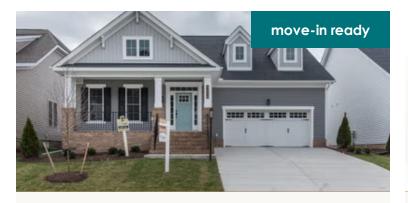


### 9418 Widthby Road

Chesterfield, VA 23832 Kenbrook at Harpers Mill Homesite 32-VII **\$579,900** 

The Corvallis

2,106 📇 3 🚔 2.0



### 9424 Widthby Road

Chesterfield, VA 23832 Kenbrook at Harpers Mill Homesite 31-VII **\$569,000** 

The Hadley

2,053 🛱 3 🚔 2.5



### 9442 Widthby Road

Chesterfield, VA 23832 Kenbrook at Harpers Mill Homesite 28-VII **\$578,423** 

The Azalea

2,006 🛱 3 🚔 3.0

# eagleofva.com

# Kenbrook at Harpers Mill neagle

## **Quick Move-Ins**



### 9342 Widthby Road

Chesterfield, VA 23832 Kenbrook at Harpers Mill Homesite 42-VII **\$514,393** 

The Belmont

1,806 🛱 2 🚔 2.5



# Kenbrook at Harpers Mill *meagle*

## **Floor Plans**



Belmont ↓ 1,806 ■ 2 ♀ 2.5 Starting at \$514,393

Starting at \$569,980



Hadley ↓ 2,053 ■ 2 ₩ 2.5 Starting at \$569,000



**Cedar 1** 2,090 ■ 3 ₽ 2



Starting at \$577,613



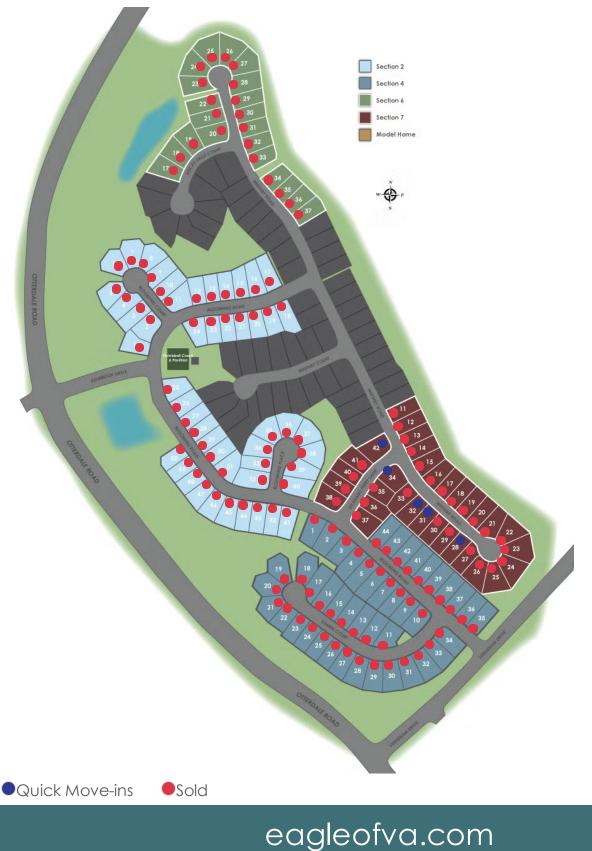
 Corvallis
 Starting at \$579,900

 ■ 2,106
 ■ 3 - 5
 ■ 2 - 3

# eagleofva.com

# Kenbrook at Harpers Mill *meagle*





# Included Features



IN KENBROOK AT HARPERS MILL

#### **Architectural Features:**

- Vinyl siding with prefinished aluminum wrapped rake and fascia with full vented soffit at eaves
- Trim to be white
- Masonry with brick or stone veneer, per plan. Side and rear foundation walls may be stepped down, per site conditions. Crawl space to be conditioned

#### **Exterior Features:**

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick or stone with broom finished concrete and birck or stone steps. Architectural columns installed per plan. If rails are included, they will be black powder coated aluminum
- Front door to be 3'0" inslulated fiberglass door with transom and sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Included Deck constructed of pressure treated wood, sized per plan (except for Carlisle, Fulton, and Hartford models with integrated rear stoops)

#### **Streetscape Features:**

- Unique exterior detailing
- Broom finished concrete driveway and walkway
- Front, side and rear yards will have 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:**

- 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 Hardwood in Foyer, Dining Room, Kitchen, Breakfast Nook, and Powder Room
- Ceramic Tile in Primary Bath
- Vinyl in Secondary Baths, Utility and Laundry Rooms
- Carpet in all remaining areas (except Primary Bath)
- Pine, fully carpeted stairs with oak handrail, newel post and rosette, with tapered painted balusters and painted cap board (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
- 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 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: 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 unit (per plan). 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:

- 10 Year Insured Builder's Limited Warranty administered by PWSC
- Pre-closing walk through
- 60 day and one year post-closing review

## eagleofva.com



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 Kenbrook allows me to live life on my terms.







### \$222/month Includes:

- Mowing, Mulching, landscaping of the front, side and rear yard
- Weekly trash pick-up
- Resort-style pool
- Clubhouse, including a 3,000 square foot gathering place featuring vaulted ceilings, a cozy sitting area, massive indoor/outdoor stone fireplaces, big screen TVs, full size Kitchen, and a large patio with grilling areas
- Nature trails
- Sidewalks
- Fire Pit
- Gazebo
- Pickle Ball Courts
- Hobbit World Playground
- And much more!

# eagleofva.com





Set within the celebrated Harpers Mill community— awarded one of the 50 Best Master-Planned Communities in the United States by Where to Retire Magazine — Kenbrook offers single family new construction homes with first floor primary bedrooms and spacious flowing layouts. Harpers Mill's only active adult 55+ low maintenance community with new homes for sale in Chesterfield, Kenbrook residents enjoy access to a wealth of amenities including its state-of-the art clubhouse, resort-style pool, and miles of scenic natural trails for walking and biking. In addition to all of the amenities

Kenbrook at Harpers Mill	Chesterfield County
Association Dues	Tax Rate
\$222/month*	\$.96 per hundred of assessed value*

## **Area Amenities**

#### **Grocery Stores**

Publix, Aldi, The Fresh Market, Food Lion, Walmart, Kroger **Restaurants** Sand Dollar Kitchen, Texas Roadhouse, Feast, The Boathouse

#### Recreation

Richmond Metro Zoo, Pochontas State Park, Sunday Park, Swift Creek Reservoir

#### Pharmacies

CVS, Walgreens, Walmart, Publix, Kroger

## Local Contacts

#### Utilities

Dominion Virginia Power 888.667.3000 Columbia Gas of Virginia 800.543.8911 Comcast 877.603.9815 Verizon 877.653.9427 Chesterfield Co. Water & Sewer 804.748.1291

#### Hospitals

Bon Secours St. Francis Medical Center 804.594.7300 13710 St. Francis Blvd Midlothian, VA 23114 CJW Medical Center Chippenham 804.320.3911 7101 Janke Road Richmond, VA 23225 CJW Medical Center Johnston-Willis 804.330.3000 1401 Johnston Willis Drive Richmond, VA 23225 CareNow Urgent Care 804.639.7555 6100 Harbourside Centre Loop Midlothian, VA 23112

# eagleofva.com

