 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

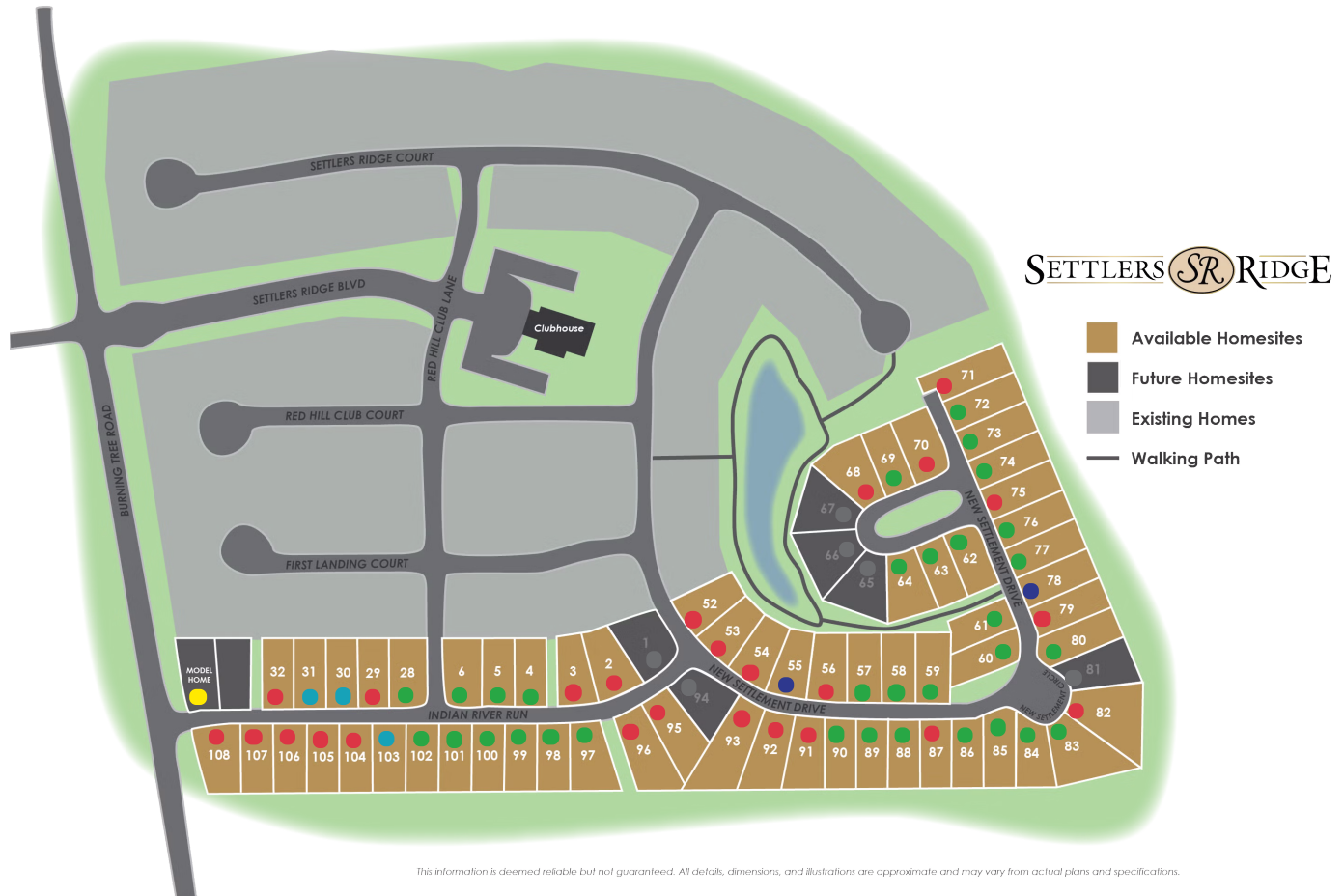


Azalea

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

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.



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, included lanais, and spacious, energy-efficient layouts. An established new home community, Settler's Ridge delivers everything you could want and more when it comes low-maintenance, high-leisure living, starting with an ideal location that offers easy access to downtown Richmond and a wonderful assortment of local shopping, dining, and more.

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

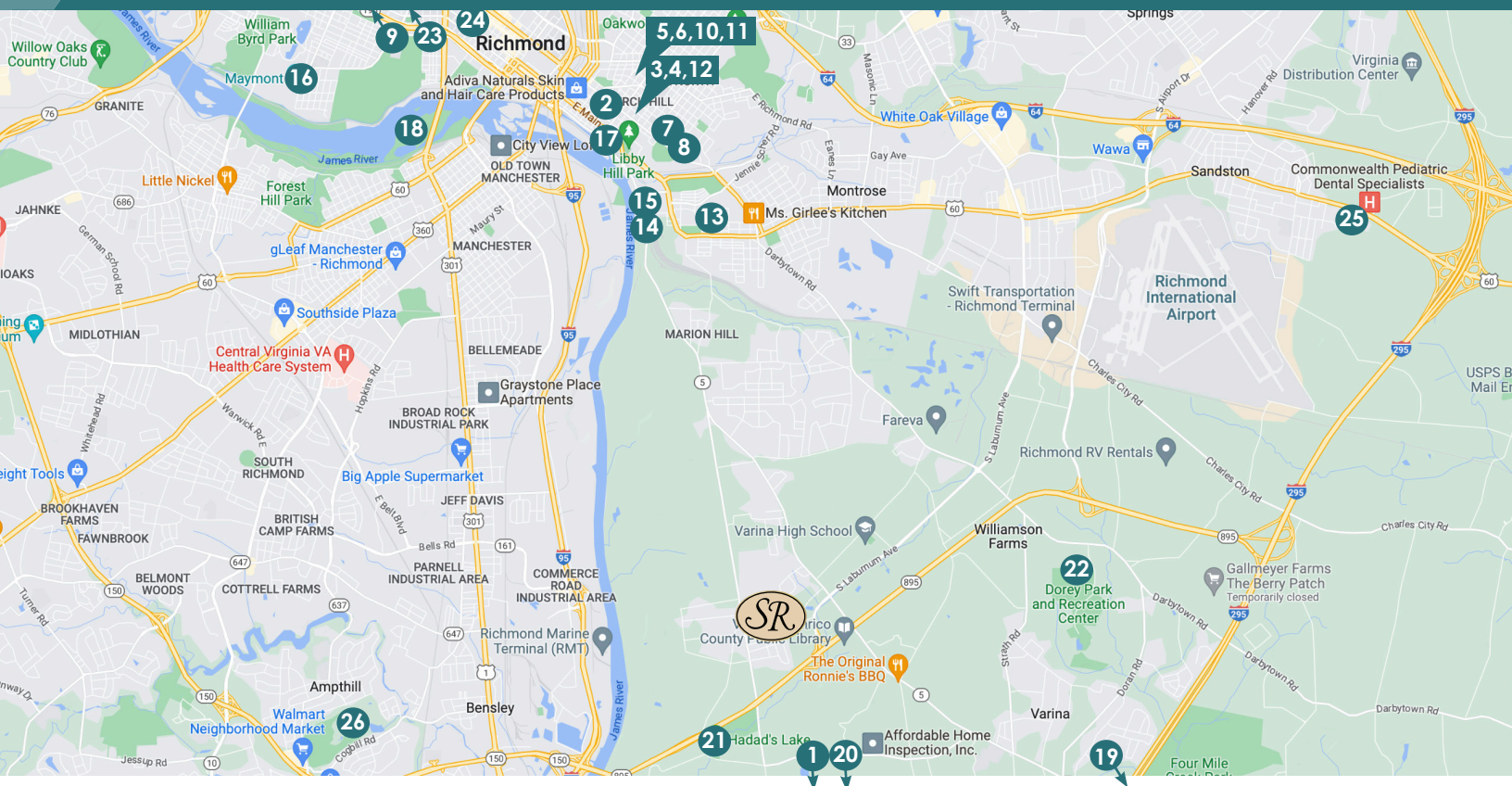
Bon Secours Richmond
Community Hospital
804.225.1700
1500 N 18th Street
Richmond, VA 23223

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

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

Local Attractions

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