

# The Row at Westhampton eagle



**Community Location:** 509 Libbie Avenue, Richmond, VA 23226

## Features of this Community

- Luxury Wolf, SubZero and Cove Appliance package included in every home for a true Chef's kitchen
- Yorktowne Historic inset style cabinetry with luxury options including stacked cabinets, crown molding, trash cans, drawer stacks, and more
- Covered terraces on fourth floor with gas fireplace
- Personal elevators
- Rear load 2-car garages
- Walk to unique mix of boutique shops and salons, and beloved local restaurants, cafés, and bakeries in the popular Libbie & Grove area
- Minutes to Richmond's Museum District and VMFA, The Fan, Near West End, and downtown

**SOLD OUT!** New construction luxury townhomes in Libbie & Grove, one of the most popular sought after neighborhoods in Richmond. You know the sound—the “gasp” of gleeful wonder. You remember making it yourself the first time you slipped into the luxurious wrappings of your Westhampton townhome. And confess, you never get tired of hearing it—or feeling it. An exemplar of upscale living amidst a remarkable enclave of boutique shops, salons, cafés, and restaurants, The Row at Westhampton puts you steps from the places most drive miles to experience. Whether strolling with friends to Stella's Grocery or faithful companions on sniffing-shopping expeditions, there's no place like this so perfectly curated for stylish, gasp-inspiring living.

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## Interactive Siteplan



● Sold

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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. Current information as of 9th May 2024



# Included Features

## THE ROW AT WESTHAMPTON

### Architectural Features:

- Slab foundation
- Accented brick with remaining areas to be fiber cement siding. Rake and fascia with full vented soffit at eaves

### Exterior Features:

- Limited Lifetime Dimensional shingles or 1/2" layer of rigid foam with EPDM rubber roofing membrane with standing seam metal (per plan) will be pre-selected from Builder color palette
- Exterior entry features Bluestone landing with Bluestone stair treads
- Recessed entry to be painted Hardie Panel walls with batten strips and porcelain tile flooring
- Architectural columns installed (per plan)
- All rails (per plan) to be black powder coated aluminum
- Two exterior hose bibs in pre-determined locations
- 5" OG shaped, aluminum gutters with 2"x3" aluminum downspouts
- Covered rooftop terrace with Azek pavers, composite wrapped columns, electrical outlet, black powder coated aluminum rails and finished ceiling with painted Hardie panel with batten strips at seams

### Streetscape Features:

- Broom finished brushed concrete walkway
- Sod, irrigation and landscaping package per Primary Landscaping Plan
- Professionally selected exterior color palette

### Mechanical Features:

- Mitsubishi hyper heat, 2.5 ton airhandler - inverter style heat pump. Honeywell WIFI touchscreen thermostats
- Energy efficient tankless water heater with recirculating pump
- Structured wiring package consists of 4 CAT6 (phone) and 4 RG6 (cable) all wired to central distribution panel
- Set up for wall-mounted television in Family Room, Terrace, Primary Bedroom and Media Room
- Decora switches throughout
- Dimmer switches in Dining Room and Kitchen pendant prewire
- Block and wire only for future ceiling fans in Family Room, Media Room, all bedrooms, and terrace
- Block and wire for future pendants over Kitchen island, quantity per plan

### Energy Efficient Home Features:

- Marvin windows, color per exterior color palette. Picture frame all windows. Screens included on all operational windows
- R38 blown or batt ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Slab - 1" thick foam at perimeter
- 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:

- Elevator with painted white interior cabin and nickel scissor gate and call buttons
- Interior lighting package with LED recessed lighting, per plan
- 7'-6" TruStile Raised panel doors
- Wet pipe overhead sprinkler system with recessed, white heat sensitive heads
- Laminate, LVP or Engineered Hardwood (up to Level 3) flooring in Foyer, Powder Room, Dining Room, Kitchen/Breakfast, Family Room, 3rd floor hall, plan specific
- Ceramic Tile (up to Level 3) in Primary Bath, Full Baths, and Laundry Room
- Carpet (up to Level 3 with 10lb pad) in all other areas
- Oak, open stringer stairs with painted risers over the newel handrail, per plan. Iron balusters - black square straight
- 8-5/8" baseboard on 3rd floor, 5-1/4" ogee base on all other floors, 1x4 casing with backband on doors, windows and cased openings. Single cove crown molding on main living (2nd floor)
- 1x12 MDF wood closet shelving in closets (per layout)

### Kitchen Features:

- Wolf, Subzero and Cove appliances packages, per plan
- Yorktowne Historic Corsica or Langdon neutral paint cabinets - stacked cabinets, contemporary crown molding, cabinet options per plan
- Granite countertops (up to Level 3)
- Ceramic Tile backsplash (up to Level 2)
- Single bowl undermount kitchen sink with Moen sleek stainless steel kitchen faucet and 1/2 HP garbage disposal
- Undercabinet LED tape lighting and receptacles in Kitchen and Butler's Pantry

### Bathroom Features:

- Ceramic tile flooring in Primary Bath and full baths
- Elongated comfort height white commodes in all baths
- Primary Bath: Shower with up to level 3 tile shower pan and surround with frameless shower enclosure. Double or single raised height vanity(s) with up to level 3 granite counters and chrome widespread faucet package. Kohler Sunstruck freestanding tub, per plan
- Full baths: 5' Acrylic tub with up to Level 3 ceramic tile surround and straight chrome shower curtain rod, or shower (per plan) with up to Level 3 ceramic tile surround, up to Level 3 ceramic tile shower pan, and chrome framed shower enclosure. Double or single vanity(s) with up to level 3 granite counters and chrome widespread faucet package
- Half Bath: white pedestal sink with chrome double lever faucet

### The Eagle Difference –

#### Performance is the Eagle Standard

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



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## The Row at Westhampton HOA Dues

\$190 for Townhome Interior Units  
\$240 for Townhome End Units

## Richmond Tax Rate

\$1.20 per \$100 of assessed value

## Schools and Libraries

### Mary Munford Elementary

211 Westmoreland Street  
1.7 miles from The Row at  
Westhampton

### Albert Hill Middle

3400 Patterson Avenue  
2.4 miles from The Row at  
Westhampton

### Thomas Jefferson High

4100 West Grace Street  
2.3 miles from The Row at  
Westhampton

### West End Branch - Richmond Public Library

5420 Patterson Avenue  
0.4 miles from The Row at Westhampton

## Area Amenities

### Grocery Stores

Libbie Market, Stella's Grocery,  
Kroger, Publix

### Shopping

The Shops at 5807, Fraiche, Nellie  
George, Piffy Boutique, APOTHEC,  
Beecroft & Bull and more!

### Restaurants/Cafés:

The Continental Westhampton,  
The Grill, Conejo, Palani Drive,  
Beijing on Grove, Jack Brown's  
Beer & Burger Joint, Bar West,  
TASTE and more

### Pharmacies

Westwood Pharmacy, CVS  
Pharmacy, Walgreens Pharmacy,  
Kroger Pharmacy, Brema  
Pharmacy

### Recreation

Agecroft Hall & Gardens, Pony  
Pasture, Libbie Playground,  
Virginia House, Westwood Park

### Entertainment

VMFA, Country Club of Virginia,  
Top Golf, Triangle Rock Club,  
Escape Room RVA

## Local Contacts

### Utilities

Dominion  
Energy Virginia  
888.667.3000

Richmond Gas Works City  
of Richmond Dept. of  
Public Utilities  
804.646.4646

Comcast  
877.934.6489

Verizon  
877.653.9427

Trash  
804.646.6430

Recycling  
804.646.8325

### Hospitals/Medical Facilities

St. Mary's Hospital  
5801 Brema Road  
Richmond, VA 23226

Henrico Doctor's Hospital  
1602 Skipwith Road  
Richmond, VA 23229

Retreat Doctors' Hospital  
12621 Grove Avenue  
Richmond, VA 23220

\*Subject to change. See site agent for details.