

 1,561 - 1,688 Square Feet

 2 - 3 Bedrooms

 2.0 - 2.5

**Priced From \$417,130**



**Community Location:** 5130 Vulcan Court, Chester, VA 23831

## Features of this Community

- First floor primary bedrooms
- Zero entry garage homesites
- Less than a mile from Chester Village with local shops and dining
- Walking trails
- Convenient access to Chesterfield County parks
- Personalize your home in the award-winning Eagle Design Center...from mixing and matching your cabinets to countertops, flooring to fixtures, paint to backsplashes, the Eagle Design Center offers an enjoyable and inspiring way to create your home down to the last detail.

**Grand closeout - only 2 homes remain!** Welcome to Womack Green, offering new construction homes in Chester, VA from the low \$400s. Featuring first floor primary bedrooms, spacious and energy-efficient layouts, and one or two level homes, there is a floor plan to match your lifestyle. Womack Green provides easy access to interstates and some of Chesterfield County's largest parks, but gives you the cozy hometown feeling you crave. Located less than a mile from Chester Village, you can enjoy the convenience of local restaurants, shops, and more; along with being just a quick drive from grocery stores and even more retail and dining at the Breckenridge and Bermuda Square shopping centers.

## Quick Move-Ins



home of the month!

### 5130 Vulcan Court

Chester, VA 23831  
Womack Green  
Homesite 38

**\$429,900**

The Azalea Ranch

 1,562  2  2.0



move-in ready

### 11219 Sparwood Road

Chester, VA 23831  
Womack Green  
Homesite 96

**\$417,130**

The Millcreek at Womack Green

 1,608  3  2.5

## Floor Plans



**Azalea Ranch**

 1,561  2  2



**Millcreek at Womack Green**

 1,608  3  2.5



**Magnolia**

 1,688  3  2

## Interactive Siteplan

### WOMACK GREEN



● Quick Move-ins    ● Sold    ● Model Home

# Included Features

## AT WOMACK GREEN



### 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'-0" 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
- Asphalt drive and broom finished concrete 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 lever style handles
- 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
- LED recessed lighting package, per plan
- Structured Wiring Package

### Kitchen Features:

- GE Stainless Steel Appliance Package / electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" tall Aristokraft Sinclair flat panel birch cabinets
- 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 chrome framed glass shower enclosure. Double vanity 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
- White cultured marble vanity tops
- Elongated commodes

### The Eagle Difference - Performance is the Eagle Standard:

- Eagle Advantage Home Warranty (10-year limited warranty)
- Pre-closing walk through
- 60 day and one year post-closing review

[eagleofva.com](http://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.





# Low Maintenance Living

AT WOMACK GREEN



Coming home to Womack Green 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.

## Womack Green Homeowner's Association Includes:

- Lawn Maintenance:
  - Mowing
  - Maintenance of landscaping
  - Mulching
  - Weed applications
- Trash pick-up
- Maintenance of common areas
- Recycling pick-up
- Start up and winterization of the irrigation each season

**Monthly Fee\*: \$85**

*\*Subject to change*

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# Fall Line Trail



## The Fall Line Trail will run right near Womack Green!

The proposed 43-mile continuous trail that will run from Ashland to Petersburg represents a significant initiative aimed at connecting communities, schools and jobs across seven localities. Officially breaking ground in late 2023, this exciting project signifies a commitment to promoting outdoor recreation and improving quality of life for residents in the region. The portion of the trail near Womack Green is anticipated to start in Fall 2025.



The Fall Line trail will be the spine of growing active transportation network in the Richmond area and beyond. The northern section of the trail is contiguous with the East Coast Greenway and US Bike Routes 1 & 76. The Fall Line will connect to the Virginia Capital Trail in downtown Richmond, enabling users to enjoy a 51-mile traffic-free route to Jamestown and Williamsburg to the east. Once completed, the Fall Line, Appomattox River Trail, and existing Virginia Capital Trail will create a nationally-significant 65-mile trail loop nearly entirely separated from traffic. The Fall Line also provides access to countless miles of spur trails and paths, many of which connect to parks, rivers, and cultural touch points.

To view the whole vision plan and keep up with updates on the project, visit [falllineva.org](https://falllineva.org) or scan the QR code below.

