

 1,595 - 1,595 Square Feet

 3 - 3 Bedrooms

 2.0

**Priced From \$417,900**



**Community Location:** 7379 Kings Pointe Drive, Fairlawn, VA 24141

## Features of this Community

- **Brand new community now selling in Fairlawn, VA**
- One level homes
- First floor primary bedrooms
- 2-car garages
- Spacious, open floorplans

Welcome home to King's Pointe in Fairlawn, where life feels easy, connected, and exactly where it should be. Just minutes from Radford, this brand new community puts grocery stores, dining, and everyday conveniences right at your fingertips. These new, energy-efficient homes offer one level living, open layouts, and low maintenance design, giving you more time to relax, connect, and enjoy the moments that make home special.

Life in Pulaski County blends outdoor adventure with a welcoming small-town charm. Spend your weekends kayaking at Claytor Lake, teeing off at the scenic Pete Dye River Course, or exploring miles of walking and biking trails. Prefer a slower pace? Discover local museums, wineries, and breweries for a more laidback afternoon close to home. King's Pointe is more than a place to live, it's a community designed for the way you want to live today.

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## Quick Move-Ins



### 7380 Kings Pointe Drive

Fairlawn, VA 24141

King's Pointe  
Homesite 3

**\$434,900**

The Charleston

 1,595  3  2.0

### 7355 Kings Pointe Drive

Fairlawn, VA 24141

King's Pointe  
Homesite 4

**\$434,900**

The Charleston

 1,595  3  2.0



### 7379 Kings Pointe Drive

Fairlawn, VA 24141

King's Pointe  
Homesite 5

**\$429,900**

The Charleston

 1,595  3  2.0

### 7401 Kings Pointe Drive

Fairlawn, VA 24141

King's Pointe  
Homesite 6

**\$429,900**

The Charleston

 1,595  3  2.0

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## Floor Plans



**Charleston**

Starting at \$417,900

 1,595  3  2

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## Interactive Siteplan



- Quick Move-ins
- Available Homesites
- Future Quick Move-In

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# Included Features

FOR KING'S POINTE

## Architectural Features:

- Concrete slab with vapor barrier
- CertainTeed 4" vinyl siding with prefinished aluminum wrapped rake and fascia with fully vented vinyl soffit at eaves
- Trim to be white

## Exterior Features:

- Limited Lifetime Dimensional shingles
- Front porch/stoop to be brushed concrete floor. Architectural columns installed, per plan. If rails and steps are required per site conditions, all rails to be white vinyl and steps to be pressure-treated wood
- 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
- Patio to be broom finished concrete. Pressure treated wood stoop/steps per plan. If rails are required per site conditions, they will be white vinyl

## Streetscape Features:

- Broom finished concrete walkway, and asphalt driveway
- Sod installed in front yard. Other disturbed areas to be seeded and strawed
- Professionally pre-selected exterior color palette

## Mechanical Features:

- 14 SEER rated HVAC system with a Programmable Thermostat on each floor (per plan)
- Energy Efficient 50 gallon electric water heater

## Energy Efficient Home Features:

- White vinyl single-hung tilt low E windows with grids between insulated glass (grid patterns specific per plan). Screens are included on all operational windows
- R-38 batt or blown or equivalent ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Air filtration package - building wrap, window flanges taped to house wrap, and interior of sill plate sealed to subfloor
- Duct blast test conducted on all duct work

## Interior Features:

- 6'8" tall hollow core, 2 panel, smooth square top doors with satin nickel knobs
- Vinyl in Foyer, Kitchen, Breakfast Nook, Powder Room, Primary Bath, Full Bath(s), Laundry Room, Mudroom
- Carpet in all remaining areas
- Fully carpeted pine box set. Oak handrail, newel post, rosette with tapered painted balusters and painted cap board. Secondary floors will have drywalled half wall with painted wall cap or full wall, per plan

- 3-1/4" beaded base, picture frame 2-1/4" Colonial Casing on doors, cased openings. Windows to have stetrock returns
- Designer Ventilated closet shelving, per plan
- Structured Wiring Package
- Pre-selected interior lighting package

## Kitchen Features:

- GE black or white Appliance Package / freestanding electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 36" tall Aristokraft Sinclair flat panel birch cabinets
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet & vegetable sprayer
- 1/2 HP garbage disposal

## Bathroom Features:

- Primary Bath: shower including 1- piece fiberglass surround and pan with straight chrome shower curtain rod. Double or single vanity(s) with double lever centerset chrome faucets
- Full Baths: 5' 1-piece fiberglass tub/shower combo with straight chrome shower curtain rod. Double or single vanity(s) with double lever centerset chrome faucets
- Half Bath: Pedestal sink with double lever centerset chrome faucet
- Aristokraft Sinclair flat panel birch cabinets (34" high in primary bath, 31" high in all other full baths)
- White Vein cultured marble countertops
- 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

# Community Information

FOR KING'S POINTE

Association Dues:	Pulaski County Tax Rate
\$125/month*	\$.74 per \$100 of assessed value

## Schools

**Riverlawn Elementary School**  
8100 Beth Nelson Drive  
Fairlawn, VA 24141  
540.643.0748

**Pulaski County Middle School**  
4396 Lee Hwy  
Pulaski, VA 24301  
540.643.0767

**Pulaski County Senior High School**  
5414 Cougar Trail Road  
Dublin, VA 24084  
540.643.0747

## Area Amenities

### Restaurants

Bee & Butter, Rocas, Sharkey's Wing & Rib Joint, Sal's Italian Restaurant and Pizza, Thai This, The River Company Restaurant & Brewery

### Coffee

Arabica Cafe & Bakery, Radford Coffee Co., Starbucks

### Grocery Stores/Gas

Kroger, Sheetz

## Local Contacts

### Utilities

**Electricity**  
Radford City  
540.731.3602

**Water + Sewer + Trash**  
Pulaski County Public Service Authority  
540.674.8720

**Internet+Cable+Phone**  
Shentel  
1.800.SHENTEL

**Post Office**  
Radford Post Office  
540.639.3531

**HOA**  
NRV Property Management  
540.320.5622  
Contact: Shawn Brennan