Sweetspire

1,944 - 2,881 Square Feet

2 - 3 Bedrooms

2.0 - 3.5

Priced From $799,900



Community Location: 12300 Garnet Parke Circle, Glen Allen, VA 23059

Features of this Community

- Active adult 55+ low maintenance living
- Boutique community in the heart of Short Pump
- Limited Single family home opportunities
- Brick fronts now available on select homesites!
- First floor primary bedroom suites
- Option for solar panels on each home
- Convenient access to interstates, local recreation, shopping, restaurants, and hospitals

ONLY 5 HOMES REMAINING! Low maintenance 55+ living in Henrico's Short Pump area! Imagine a place so small yet so special, it enhances everything and everyone it touches. A boutique community of curated living with limited opportunities - celebrating the truth that little things matter and every moment counts. Here just down the lane, tucked around a grove of cozy homes and connected spaces, this very spirit thrives. A place of porches made for talking and gardens made for sharing. Sweetspire is a fresh take on familiar traditions updated for modern living, where small-scale spaces showcase an abundance of style. A sustainably minded community with options for solar panels on every home, set within a landscape for living. Welcome to a simple, small treasure and community gem, committed to the enrichment of all.

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Sweetspire

Quick Move-Ins



4926 Little Henry Lane
Glen Allen, VA 23059
single family
Homesite 28
The Corvallis
2,250 3 2.0
$849,900



4933 Little Henry Lane
Glen Allen, VA 23059
single family
Homesite 22
The Belmont
1,944 2 2.5
$799,900



12372 Garnet Parke Circle
Glen Allen, VA 23059
single family
Homesite 19
The Hartford II
2,716 3 3.5
$905,778

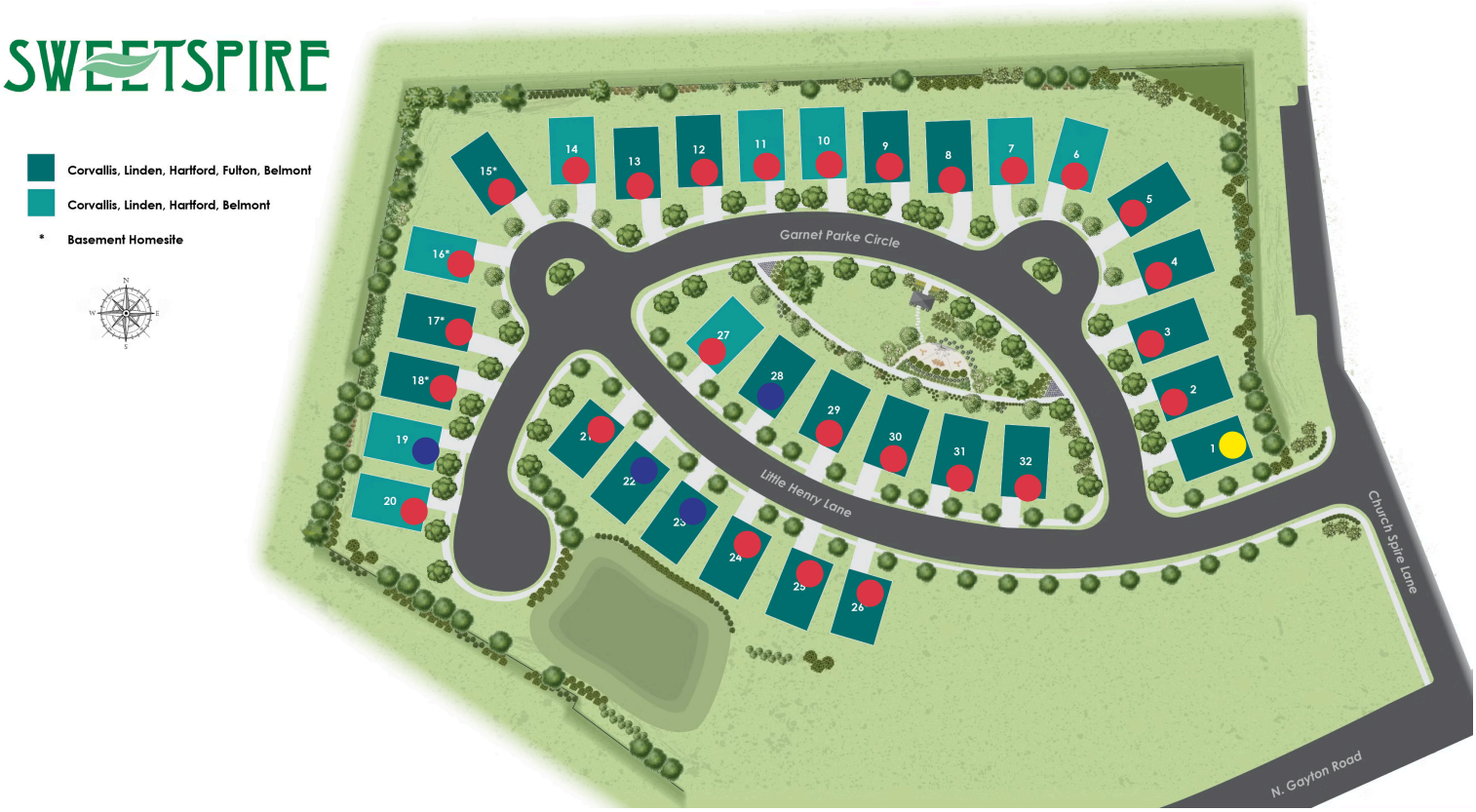


4929 Little Henry Lane
Glen Allen, VA 23059
single family
Homesite 23
The Fulton
2,881 3 3.0
$909,429

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Sweetspire

Interactive Siteplan



Quick Move-ins Sold Model Home

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Included Features
AT SWEETSPIRE

Architectural Features:
- Accented Brick with remaining areas to be Fiber Cement 6" prefinished siding with aluminum wrapped rake and fascia and fully vented soffit at eaves. Shake Siding to be Fiber Cement 7" Random Square Staggered Edge Shake
- Trim to be white
- Foundation to be masonry with brick veneer. Side and rear foundation walls may be stepped down, per site conditions. Insulated conditioned crawl space

Exterior Features:
- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with broom finished concrete and brick steps. Architectural columns installed, per plan. If rails are included, they will be white or black powder coated aluminum
- Front door to be 6'8" inslulated fiberglass door with transom and sidelight, per plan
- Double trash can enclosure with vinyl panel gate and concrete pad
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Included Deck constructed of pressure treated wood, sized per plan (exclusion: Fulton model).
- 48" tall, black powder-coated aluminum fence with single gate

Streetscape Features:
- Asphalt driveway and broom finished concrete walkway
- Front, side and rear yards will have sod and irrigation. Builder landscaping package with 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
- R-49 uncompressed 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 blastet test conducted on all duct work
- Up to 10 KW solar array with mico inventor. Panel location (front or rear of home) based on home's solar orientation, per plan

Interior Features:
- 6'-8" tall hollow core, 2 panel, smooth, square top doors with satin nickel door knobs
- Prefinished Laminate Wood in Foyer, Dining Room, Powder Room, Kitchen, Breakfast Nook, Butler's Pantry, Living Room, and Family Room
- Ceramic Tile in Primary Bath
- Vinyl in Secondary Full Baths, Laundry Room, Mudroom, Finished Storage
- Carpet in all remaining areas
- Pine, fully carpeted pine box set with oak handrail, newel post and 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
- 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
- Designer Ventilated closet shelving, per plan
- Structured Wiring Package
- Pre-selected interior lighting package. LED Recessed lighting, per plan

Kitchen Features:
- GE Stainless Steel Appliance Package / electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" tall Aristokraft Winstead flat panel neutral paint cabinets with traditional crown molding
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet & vegetable sprayer
- 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 centerset chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit (per plan). Double or single vanity(s) with double lever centerset chrome faucets
- Half Bath: Pedestal sink with double lever centerset chrome faucet
- Aristokraft Winstead flat panel neutral paint cabinets
- White Vein 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

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EQUAL HOUSING OPPORTUNITY

Community Information
AT SWEETSPIRE

Sweetspire is conveniently located in the heart of Short Pump, minutes from grocery stores, restaurants, shops, area hospitals and community recreation. Quick access to Interstate 288 will connect you to Interstate 64 and 295 for easy travel to downtown Richmond, Richmond International Airport, Washington DC, beaches or the mountains. Just one more way that at Sweetspire, convenience is built into every day.

Area Amenities

Grocery Stores
Wegman's, Publix, Trader Joe's, Kroger, Food Lion, ALDI, Walmart, Whole Foods

Malls and Shopping
Short Pump Town Center, TJ Maxx, Target, HomeGoods, West Broad Village Shopping Center, Walmart, Carytown, Stony Point Fashion Park

Restaurants
Sedona Taphouse, Cooper's Hawk Winery and Restaurant, The Daily, Mellow Mushroom, Wong's Tacos, Sunset Grill, Satterwhite's Restaurant, Industrial Taphouse, Tazza Kitchen, The Boathouse

Recreation
American Family Fitness, ACAC Fitness, Pouncey Tract Park/ Pickleball, Hermitage Country Club, Sycamore Creek Golf Club, Kinloch Golf Club, Tuckahoe Creek Park, Short Pump Park, Twin Hickory Park

Entertainment
Drive Shack, Regal Cinemas Short Pump, Skate Nation, Bowl America, Boomerang Air Sports, Bogeys, Dave and Buster's, Midnight Brewery, Hardywood West Creek Brewery, Kindred Spirits Brewery

Pharmacies
Wegman's, Publix, CVS, Kroger, Walgreens, Walmart, Target

Hospitals/Medical Facilities

Bon Secours Emergency Center
12320 W. Broad Street, Suite 100A
Richmond, VA 23233

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

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

Virginia Eye Institute
12018 W. Broad Street, Suite 100
Henrico, VA 23233

Virginia Women's Center
12129 Graham Meadows Drive
Richmond, VA 23233

West Creek Emergency Center
12720 Tuckahoe Creek Court
Richmond, VA 23238

Local Contacts

Utilities

Dominion Virginia Power
888.667.3000

Comcast
877.603.9815

Verizon
800.837.4966

Henrico County Public Utilities
804.501.4275

Tax Information
$.83 per hundred of assessed value

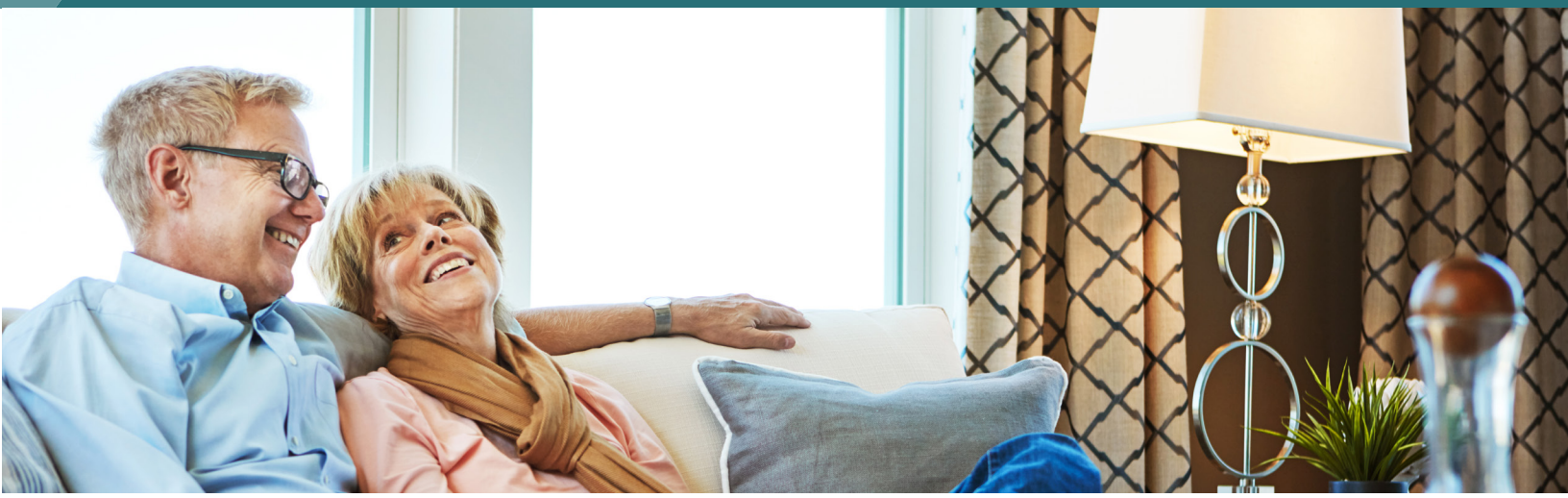
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EQUAL HOUSING OPPORTUNITY

Low Maintenance Living
AT SWEETSPIRE

eagle



Coming home to Sweetspire 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.

Sweetspire Homeowner's Association Includes:

- Lawn Maintenance:
  - Mowing
  - Maintenance of landscaping
  - Mulching
  - Weed applications
- Weekly trash and recycling pick-up
- Maintenance of common areas and perimeter fences

Monthly Fee*: $235

*Subject to change

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