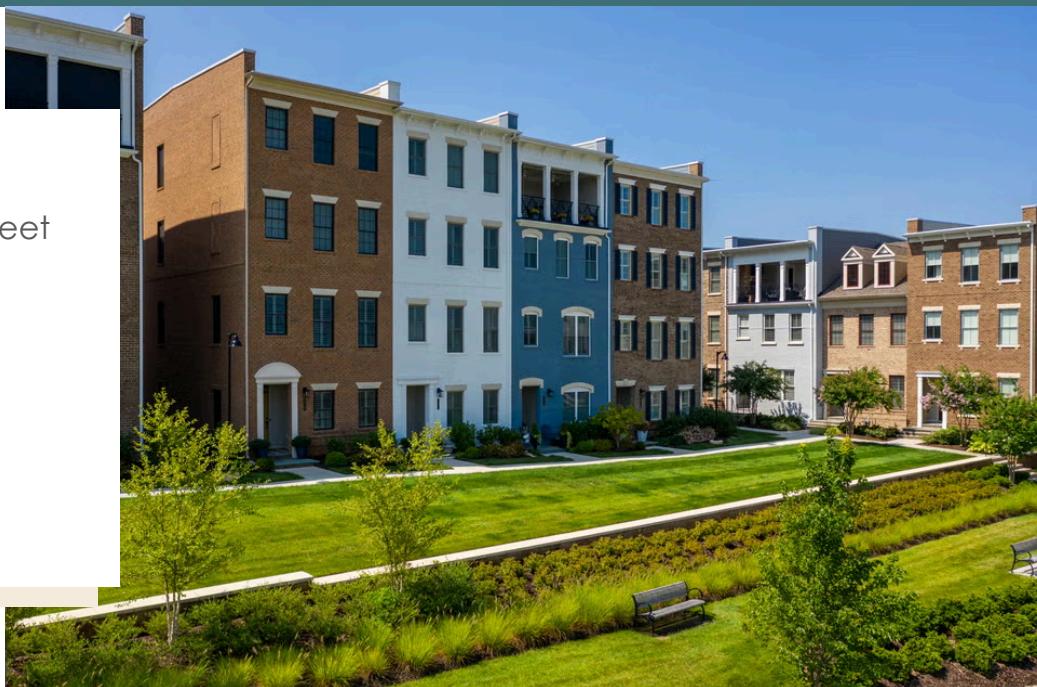


 3,033 - 3,033 Square Feet

 3 - 5 Bedrooms

 3.5

**Priced From \$944,900**



**Community Location:** 3321 Haydenpark Lane, Henrico, VA 23233

## Features of this Community

- Luxury townhomes
- Clubhouse and lounge pool
- Walking trails
- Walk to The Row at GreenGate with local restaurants, shops, beauty, fitness, and more
- Local restaurants include Red Salt Chophouse & Sushi, Wong's Tacos, West Coast Provisions, The Daily, The Cocky Rooster, and Mellow Mushroom
- Health and wellness includes rev360, Pure Barre, [solidcore], Restore Hyper Wellness, Carytown Bicycle Co., and Purify Short Pump
- Beauty includes Mango Salon, Habit Med Spa & Beauty Bar, and Milan Laser Hair Removal

**Last townhome remaining!** GreenGate offers a lifestyle experience unlike any other, bringing all the vibrant urban-inspired in-town atmosphere and authentic charm of Richmond's beloved Fan neighborhood to the West End. GreenGate's stylish mix of new construction townhomes, condos, and single family homes blend seamlessly with specialty shops and local restaurants to create an artistically rich and uniquely diverse RVA cultural oasis all its own. One of the hottest communities in the Short Pump area, GreenGate includes a variety of new construction move-in ready homes.

[eagleofva.com](http://eagleofva.com)

## Quick Move-Ins



### 3321 Haydenpark Lane

Henrico, VA 23233

GreenGate

Homesite 185

**\$944,900**

The Rowland

 3,033  3  3.5

[eagleofva.com](http://eagleofva.com)

## Floor Plans



### Rowland

 3,033  3 - 5  3.5

[eagleofva.com](http://eagleofva.com)

## Interactive Siteplan



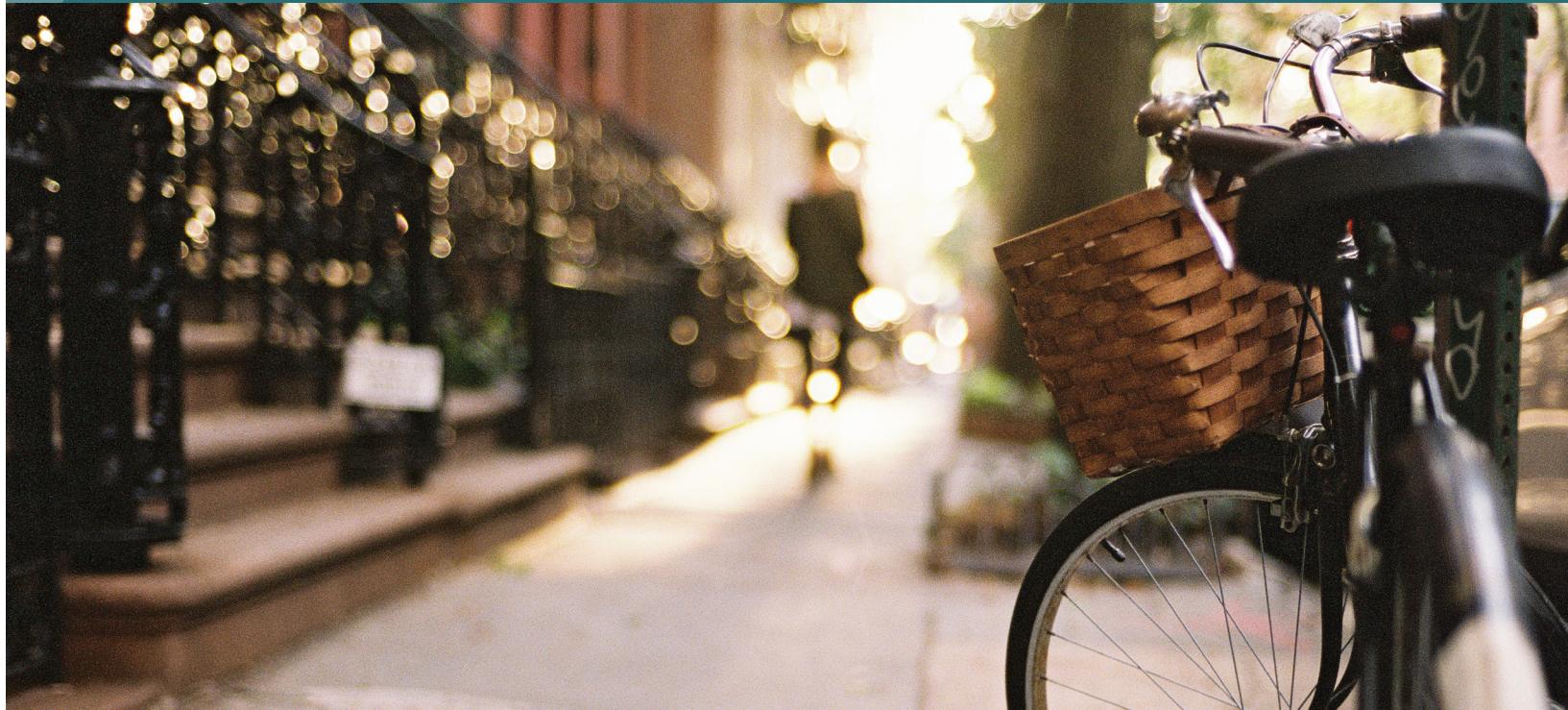
**GREENGATE**



- Quick Move-ins
- Available Homesites
- Sold
- Model Home

eagleofva.com

# Experience GreenGate



## LIVE THE RVA LIFE. HERE.

Complementing the immersive, energetic feel of shops and restaurants at GreenGate are the 230 residential homes dwelling on the hilly, southern-most section of the property. A mixture of single-family detached homes, townhomes and condos, the residences at GreenGate similarly highlight the craftsmanship and architectural detailing found in some of RVA's best neighborhoods. But along with the character and historical-fabric of the Fan, GreenGate homeowners will also have all the efficiencies and modern comforts of a newly constructed home.

Styled to honor the distinctive, authentic features commonly found throughout RVA, the homes' exteriors display tiled entryways, mansard roofs, and painted brick facades. And with details such as parapet walls, colored windows, and decorative trim, the residential homes' architecture carries forth the eclectic, historical look of the city; strolling the bustling streets is an experience in itself.

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# The Row at GreenGate

THE BEST OF RICHMOND, WEST OF RICHMOND



As a locally grown company, the Eagle team has a strong passion for businesses with RVA roots. We want local to be more available and for our town's loved entrepreneurs to serve more of their unique vibe. That's why residents and a broad mix of visitors will find a welcoming district in GreenGate, bustling with a creative class of some of Richmond's most popular and well-known businesses, not to mention some notable, under-the-radar names from outside the region.



## CARYTOWN BICYCLE CO.

A locally owned bike shop named after the historic shopping district where it was founded.



## THE COCKY ROOSTER

Casual chicken joint specializing in wings and tenders with craft beer and vegetarian options.



## MELLOW MUSHROOM

A Carytown pizza eatery, based out of Georgia, with an unforgettable, fun and creative environment.



## RESTORE

Hyper wellness & Cryotherapy wellness company



## MILAN LASER HAIR REMOVAL

#1 Provider of laser hair removal in the country



## REV360

A premium, indoor cycling studio to elevate your strength, recovery and real-life performance.



## BLUE COW ICE CREAM

An ice cream shop offering creative flavors as well as dairy free options



## BUFFED AND POLISHED

A Short Pump nail salon, specializing in gel manicures.



## THE DAILY KITCHEN + BAR

RVA's own organic, neighborhood cafe serving a health conscious, environmentally friendly and socially responsible menu.



## MANGO SALON

A Richmond-based salon that is committed to creating custom cuts, colors and styles for every customer.



## RED SALT CHOPHOUSE & SUSHI

A new concept from EAT Restaurant Partners, who brought RVA plates such as The Blue Goat, Wild Ginger, Fat Dragon and Osaka.



## STARBUCKS

The Seattle-based coffee conglomerate, complete with a convenient drive-thru.



## habit

MED SPA and FACIAL BAR

## HABIT MED SPA & BEAUTY BAR

A med spa and facial bar specializing in result-driven skincare treatments.



## WONG'S TACOS

The best of both worlds brought together - not just Chinese... not just Mexican. Playfully, Mexinese.



## XFINITY

The global corporation that promises to deliver the best in TV, Internet, voice, mobile and home management.



## TUCKAHOE ORTHOPAEDICS

Orthopedic care from attentive staff and highly trained physicians.



## WEST COAST PROVISIONS

The sister restaurant to Carytown's East Coast Provisions, as East Coast-influenced seafood restaurant and raw bar.



# The Row at GreenGate

THE BEST OF RICHMOND, WEST OF RICHMOND



## GreenGate HOA Dues

\$200 for Townhome Interior Units  
\$210 for Townhome End Units  
\$220 for Villas  
\$285 for Condos

## Henrico County Tax Rate

\$.85 per \$100 of assessed value

GreenGate is conveniently located minutes from local grocery stores, restaurants, shops, area hospitals and community recreation centers, and quick access to interstate 288 that will connect you to interstate 64 and 295 for easy access to downtown Richmond, Richmond International Airport, Washington DC, the beaches and the mountains.

## Schools and Libraries

### Nuckols Farm Elementary

12351 Graham Meadows Drive  
Rated 10/10 GreatSchools

### Short Pump Middle

4701 Pouncey Tract Road  
Rated 9/10 GreatSchools

### Deep Run High

4801 Twin Hickory Road  
Rated 9/10 GreatSchools  
2018 Blue Ribbon Award Winner

### Twin Hickory Library

5001 Twin Hickory Road  
Glen Allen, VA 23059

### Gayton Library

10600 Gayton Road  
Henrico, VA 23233

## Area Amenities

### Grocery Stores

Wegman's, Kroger, Food Lion, Publix,  
Trader Joe's, Whole Foods

### Malls and Shopping

Short Pump Mall, West Broad  
Marketplace, The Shoppes at  
Westgate, The Corner at Short Pump,  
Walmart Supercenter, Brookhollow  
Shopping Center, Short Pump Station,  
Target, Lowes, Home Depot, Office  
Max, Petco, Petsmart, and more!

### Restaurants/Cafés:

BJ's Restaurant & Brewhouse,  
Kanpai, Cooper's Hawk Winery and  
Restaurant, Tazza Kitchen, and more

### Pharmacies

CVS Pharmacy, Walmart Pharmacy,  
Target Pharmacy, Walgreen's  
Pharmacy, Kroger Pharmacy

### Recreation

Short Pump Park, Tuckahoe Creek  
Park, Hermitage Country Club,  
Sycamore Creek Golf Course, ACAC,  
Bogey's Sport Park, Manakin-Sabot  
Equestrian Center, Twin Hickory Park

### Entertainment

Regal Short Pump Stadium 20, Bowl  
America, Skatenation Plus, Dave and  
Buster's, Funny Bone Comedy Club,  
Drive Shack

## 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

Henrico County  
Public Utilities  
804.501.4275

Trash  
804.378.5000  
Recycling  
804.340.0900

### 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

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



**low** [loh] **maintenance** [meyn-tuh-nuh ns] **living** [liv-ing]  
verb: the act or condition of a person living without stress  
For example: Low maintenance living in GreenGate allows  
me to live life on my terms.



## Synonyms:

- Landscaping, mowing, seeding, fertilizing and weed control, mulching beds, leaf removal
- Maintenance, repair and replacement of the irrigation system in ordinary course, and providing water for the system
- Maintenance includes painting, repair, replacement and power washing of shared structural members\*
- Exterior maintenance including: periodic painting of doors, repair and replacement of roof shingles, felt, and flashing\*
- Repair and replacement of gutters and downspouts\*
- Gutter cleaning \*
- Maintenance, repair and replacement resulting from ordinary wear and tear of siding, power washing at the discretion of the HOA\*
- Weekly trash & recycling pickup
- Snow and ice removal, in excess of 3", of alleys and common area as board determines to be necessary
- 2,000 sq ft club house
- Community lounge pool
- Several green areas throughout the community
- Walking trails throughout the community

\*Townhomes only. Villas are responsible for their roof and gutters

\*See HOA documents for additional details and verification

# Included Features

AT GREENGATE - TOWNHOMES



## Architectural Features:

- Builder's standard brick
- Concrete floor construction on 1st floor
- Accented brick with remaining areas to be fiber cement siding

## Exterior Features:

- Rake and fascia with fully vented soffit at eaves
- Limited Lifetime Dimensional shingles. Standing seam metal (per plan) will be pre-selected from Builder color palette
- Front stoops to be brick landing and steps (per plan). Porcelain tile flooring in recessed entryways (per plan).
- 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
- Rear decks to be composite decking
- Covered rooftop terrace with Azek pavers, fiberglass columns, electrical outlet and finished ceiling with Hardie panel. One block, wire and hang builder selected exterior fan with light kit

## Streetscape Features:

- Sod, irrigation, and landscaping package per Master Landscaping Plan
- Asphalt driveway and broom finished brushed concrete walkway
- Professionally selected exterior color palette

## Mechanical Features:

- Two 14 SEER rated HVAC systems - gas heat and high efficiency air conditioning on 1st system (1st and 2nd floor) with heat pump on 2nd system (3rd and 4th floor, if applicable). Designed with zone dampers and a programmable thermostat per floor
- Energy efficient tankless water heater with separate recirculating pump
- Structured wiring package consists of 4 CAT5 (phone) and 4 RG6 (cable) all wired to central distribution panel
- Block and wire only for future ceiling fans in all bedrooms, Media Room and Family Room
- Block and wire for two future pendants over Kitchen island

## Energy Efficient Home Features:

- Vinyl double-hung tilt Low-E windows with grids between insulated glass (grid pattern specifics per plan). 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:

- One piece jamb, solid core, 2 panel, smooth square top doors with satin nickel or oil rubbed bronze door levers (6'8" doors on 1st floor, 8' doors on 2nd, 3rd, and 4th floors)
- 10' ceilings on 2nd floors; 9' ceiling on 1st, 3rd and 4th floor (if applicable).
- Wet pipe overhead sprinkler system with recessed, white heat sensitive heads
- Prefinished laminate wood flooring in ground floor in Foyer/hall, Half Bath, 2nd floor (Kitchen, Dining Room, Breakfast Nook, Half Bath, Family Room), and 3rd floor hall
- Ceramic tile in Laundry Room and all full baths
- Carpet with 6# rebond pad in all other areas
- Oak, open stringer stairs with painted risers, per plan. All stairs include oak handrail, newel post and rosette, with painted balusters.
- 8-5/8" baseboard on 2nd floor, 5-1/4" ogee base on all other floors, 1x4 casing with backband on doors, windows and cased openings. 7-1/4" high two-piece crown molding on 2nd floor
- Designer ventilated closet shelving (per layout)

## Kitchen Features:

- GE Stainless Steel Appliance Package with freestanding gas range, microwave/hood and dishwasher
- Granite countertops (Level 1)
- 42" Henning by Yorktowne flat panel maple cabinets with single member crown molding (per plan)
- Stainless steel double bowl undermount kitchen sink with single lever spot resistant stainless steel faucet
- 1/2 HP garbage disposal

## Bathroom Features:

- Ceramic tile flooring in Primary Bath and full baths
- Elongated comfort height white commodes in all baths
- Primary Bath: Shower with fiberglass base, per plan, with white ceramic tile surround and glass enclosure. Henning by Yorktowne flat panel maple cabinets with raised double or single vanity(s) with cultured marble counters and chrome centerset double lever faucet (per plan)
- Full baths: 5' Acrylic tub with white ceramic tile surround. Henning by Yorktowne flat panel maple cabinets with double or single vanity(s) with cultured marble counters and chrome centerset double lever faucet (per plan)
- Half Bath: white pedestal sink with chrome centerset double lever faucet

## 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

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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.

