 1,082 - 1,578 Square Feet

 2 - 3 Bedrooms

 2.0 - 2.5

**Priced From \$394,900**



**Community Location:** 8411 Villetta Pointe Lane, Mechanicsville, VA 23116

## Features of this Community

- Cottage style new construction single family homes in Hanover, VA
- Low maintenance living
- Located in the highly sought after 301 corridor
- Short stroll to the neighborhood coffee shop, local restaurants, grocery store, and more
- Just down the road from the local produce stand and great schools

Welcome to the newest little best kept secret in town, Villetta Pointe. A curated collection of 28 cottage-style homes, blending easygoing convenience with modern sensibility, perfectly sized for all seasons of living. Where dreams of family begin and the memories of lives well-lived fill both heart and home. More than just a low maintenance lifestyle, Villetta Pointe offers a place to call home and focus on family and future, or to settle down and enjoy life's well-earned quieter pleasures. Located in the highly sought after route 301 corridor, Villetta Pointe will be offering 28 cottage style new construction single family homes with low maintenance living. Enjoy the small town feel you crave with just a quick stroll to the neighborhood coffee shop, restaurants, and grocery store; as well as just down the road from the local produce stand and great schools.



## Quick Move-Ins



### 8415 Villetta Pointe Lane

Mechanicsville, VA 23116  
Villetta Pointe  
Homesite 2

**\$399,900**

The Monson Street Cottage

 1,082  2  2.0



### 8419 Villetta Pointe Lane

Mechanicsville, VA 23116  
Villetta Pointe  
Homesite 3

**\$463,763**

The Pritchard

 1,578  3  2.5



## Floor Plans



**Monson Street Cottage** Starting at \$394,900

 1,082  2  2



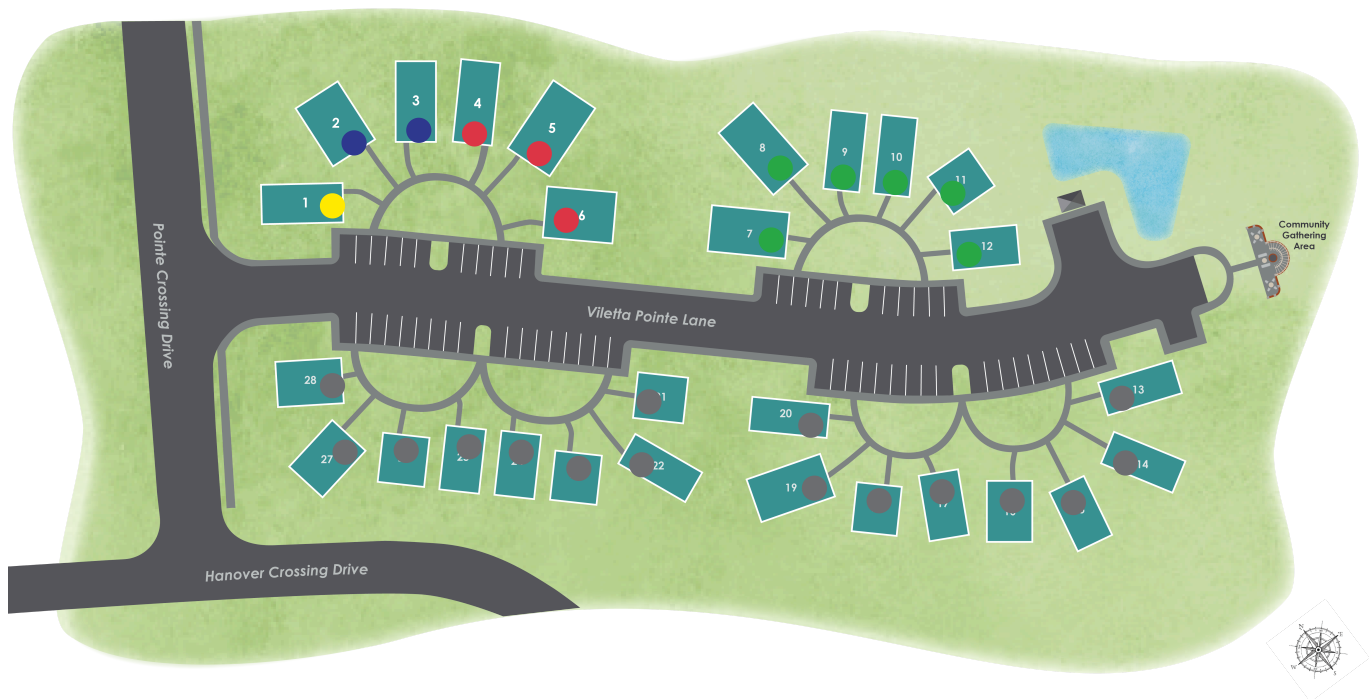
**Pritchard**

Starting at \$422,900

 1,578  3  2.5



## Interactive Siteplan



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



# Included Features

## AT VILLETTA POINTE



### 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 with standing seam metal per plan/elevation
- Front stoop/porch to be pressure treated wood. Architectural columns installed, per plan. If rails are included, they will be white vinyl
- Patio to be 100 square foot, per site conditions
- White vinyl privacy screening per site as determined by Builder
- 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

### Streetscape Features:

- Broom finished concrete walkway
- Areas cleared for construction will have 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
- 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

### Interior Features:

- 6'-8" tall hollow core, 2 panel, smooth square top doors with satin nickel door knobs
- Vinyl Flooring in Foyer, Kitchen, Powder Room, Primary Bath, Full Bath(s), Laundry Room, and Mechanical Closet
- Carpet in all remaining areas
- Stairs will be fully carpeted pine box set. All stairs include oak handrail, newel post, rosette with tapered painted balusters and painted cap board.
- 3-1/4" beaded base with picture frame 2-1/4" Colonial Casing on windows, all doors, and cased openings
- Designer Ventilated closet shelving throughout
- 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)
- 36" tall Aristokraft Sinclair flat panel birch cabinets
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

### Bathroom Features:

- Primary Bath: Shower with fiberglass base, ceramic tile surround and straight chrome shower curtain rod. Double or single vanity(s) with double lever centerset chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit (per plan) with straight chrome shower curtain rod. Double or single vanity(s) with double lever centerset chrome faucets
- Powder Room: Pedestal sink with double lever centerset chrome faucet
- Aristokraft Sinclair flat panel birch 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



## Schools

**Washington-Henry Elementary School**

9025 Washington Henry Drive  
1.1 miles from Villette Pointe

**Chickahominy Middle School**

9450 Atlee Station Road  
2.5 miles from Villette Pointe

**Atlee High School**

9414 Atlee Station Road  
2.4 miles from Villette Pointe

## Area Amenities

**Grocery Stores**

Kroger Marketplace, Food Lion, Berry's Produce, Pole Green Produce, Red Rooster Country Store, Walmart Neighborhood Market, Publix

**Malls and Shopping**

For Posh Sake, Target, Kohl's, Walmart, Home Depot, Hobby Lobby, PetSmart, BJ's Wholesale, Marshall's, Old Navy and more

**Restaurants**

Giovanni's Pizza, The Local Cup, Third Base Grill, China Wok, Don Pedro 2, Williams Bakery, Sam's Hot Dogs, Starbucks, Charred Hanover, Pizza & Beer of Richmond - Hanover, Jersey Mike's, Marty's Grill, Lidias Ristorante Italiano, Zheng Chinese Restaurant, Gelati Celesti, Industrial Taphouse, Kreggers Tap and Table, Cracker Barrel and more

**Recreation**

Atlee Station Family YMCA, Hanover Wayside Park, Atlee Little League, Burkwood Swim and Racquet Club, Pole Green Park

**Entertainment**

Bowlero Bowling, Hidden Gems Escape Room, The Great American Ranch

**Pharmacies**

Kroger, Walgreen's, Target, CVS, Mechanicsville Drug Store, Colonial Pharmacy

## Local Contacts

**Utilities**

Dominion  
Virginia Power  
866.366.4357

Comcast  
800.934.6489

Verizon  
800.837.4966

Hanover County  
Department of  
Public Utilities  
804.365.6024

**Hospitals/Medical**

Bon Secours Memorial Regional Medical Center, Hanover  
Emergency Center, Ortho On Call, Hanover Family  
Physicians

**Tax Information**

\$.81 per hundred of assessed value



# Low Maintenance Living

AT VILLETTA POINTE



Coming home to Villetta Pointe 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.

## Villetta Pointe Homeowner's Association Includes:

- 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
- Weekly trash & recycling pickup
- Two assigned numbered parking spots per home, with visitor parking along Pointe Crossing Drive
- Mailbox cluster
- Pavilion and Community Gathering Area Maintenance
- Private Roadway and Sidewalk Maintenance including snow removal

**Monthly Fee\*: \$199**

*\*Subject to change*

**[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.

