# Villetta Pointe

1,082 - 1,782 Square Feet

2 - 2 Bedrooms

2.0 - 2.5

**Priced From $394,900**




**Community Location:** 8447 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 best kept secret in town, Villetta Pointe. A curated collection of 28 single family 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.



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. Current information as of 1st November 2026

# Villetta Pointe

## Quick Move-Ins




**8447 Villetta Pointe Lane**
**Mechanicsville, VA 23116**
single family
Homesite 10
The Leland
1,617 2 2.5
**$429,900**




**8458 Villetta Pointe Lane**
**Mechanicsville, VA 23116**
single family
Homesite 16
The Monson Street Cottage
1,082 2 2.0
**$419,612**



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# Villetta Pointe

## Floor Plans



**Monson Street Cottage**

1,082 2 2
Starting at

**$394,900**



**Pritchard**

1,578 3 2.5
Starting at

**$422,900**



**Leland**

1,617 2 2.5
Starting at

**$435,990**



**Lockwood**

1,782 3 2.5
Starting at

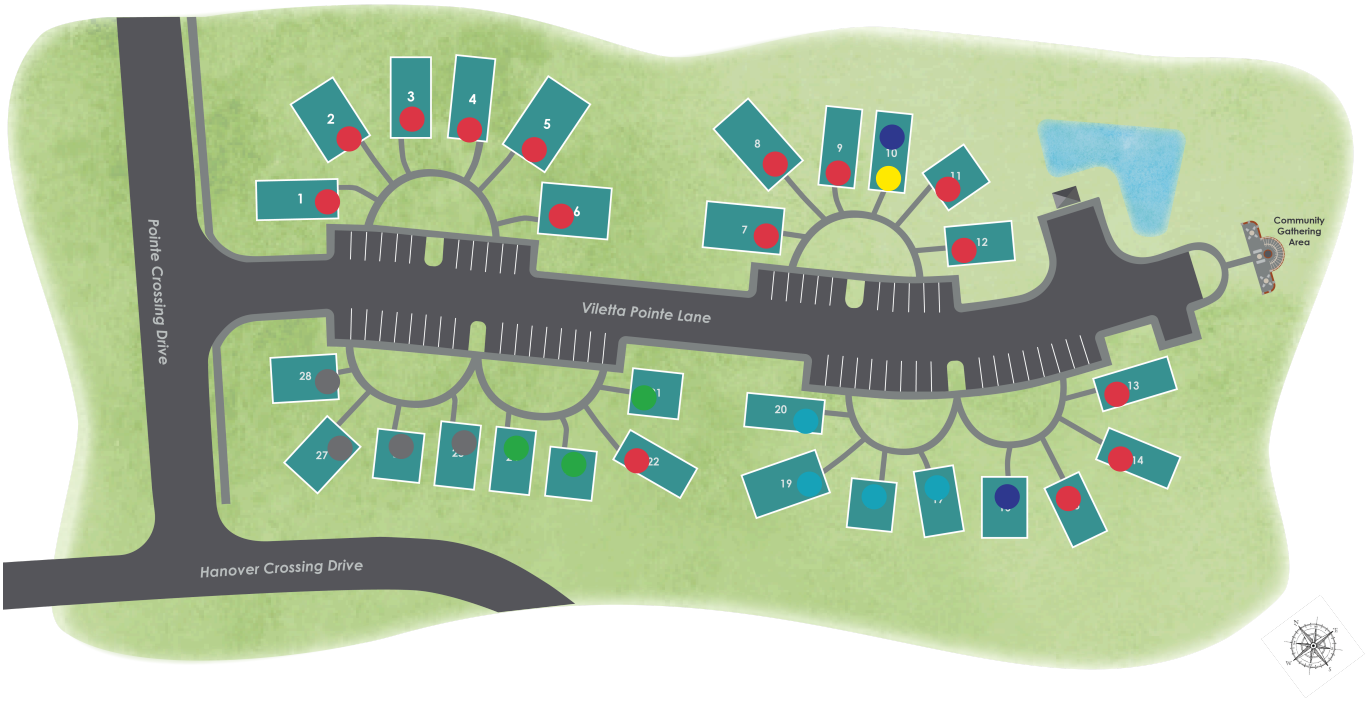
**$441,990**



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# Villetta Pointe

## Interactive Siteplan




Quick Move-ins  Available Homesites  Sold  Future Quick Move-In
Model Home  Not Released

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# 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

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EQUAL HOUSING OPPORTUNITY

# Community Information
AT VILLETTA POINTE

eagle

## Schools

**Rural Point Elementary School**
7161 Studley Road
3.2 miles from Villetta Pointe

**Oak Knoll Middle School**
10295 Chamberlayne Road
2.1 miles from Villetta Pointe

**Hanover High School**
10307 Chamberlayne Road
2.3 miles from Villetta 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 an 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



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EQUAL HOUSING OPPORTUNITY

# 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 common walkway maintenance including snow removal

**Monthly Fee*: $199**

**Subject to change*

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