The Aire at Westchester

eagle



2,258 - 2,571 Square Feet

3 - 3 Bedrooms

3.0 - 3.5

Priced From $514,990

Community Location: 544 Aura Avenue, Midlothian, VA 23113

Features of this Community

- Elevated upscale living
- Walkable to Westchester Commons with top-tier shopping, dining, and retail
- Planned amenities to include a pool, clubhouse, pedestrian pathways, multiple parks, a Central Green, and more
- Convenient access to VA-288 and Midlothian Turnpike
- New construction townhomes with the opportunity to personalize at our award-winning Design Center
- Nearby to Chesterfield County Public Schools

Now selling! The Aire at Westchester is a thoughtfully designed, master-planned, mixed-use community in Chesterfield County. Nestled within the Westchester Commons area, The Aire at Westchester blends modern convenience with walkable charm. From new construction homes and boutique retail to vibrant green spaces and curated amenities. The Aire at Westchester is where everyday living meets elevated experiences.

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 23rd November 2026

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eagle

Quick Move-Ins



540 Aura Avenue
Midlothian, VA 23113
townhome
Homesite 2
The Lafayette
2,258 3 3.0
$567,704



536 Aura Avenue
Midlothian, VA 23113
townhome
Homesite 3
The Lafayette
2,258 3 3.0
$549,113



532 Aura Avenue
Midlothian, VA 23113
townhome
Homesite 4
The Lafayette
2,258 3 3.0
$577,710



528 Aura Avenue
Midlothian, VA 23113
townhome
Homesite 5
The Pullman
2,571 3 3.5
$660,483

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The Aire at Westchester

Floor Plans



Lafayette

2,258 3 3
Starting at

$514,990



Pullman

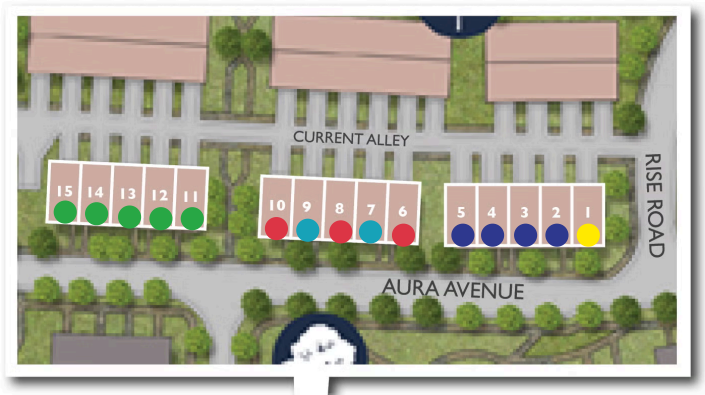
2,571 3 3
Starting at

$569,990

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The Aire at Westchester

Interactive Siteplan





THE AIRE
BY HHHUNT

- The Draw
- The lawn
- Mews
- Promenade
- Central Trail
- Dog Park
- Pocket Park
- The Breezeway
- Mail Kiosk
- Amphitheater
- Crosswalk
- Sidewalk
- Trail

Phase One Builder Legend

- Eagle Construction
- Main Street Homes
- HHHunt Homes

This rendering is for illustrative purposes only and subject to change.

The Aire Phase 1 Map

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

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Included Features
AT THE AIRE

Architectural Features:
- Builder's standard brick
- Concrete floor construction on 1st floor. Basements will be poured concrete with waterproofing and installed drainage system
- 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, or layer of rigid foam with TPO rubber roofing membrane with standing seam metal per plan/elevation
- Front stoop/porch to be broom finished concrete landings and steps, 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
- Optional deck to be wood framing, composite decking and aluminum powder coated rails, per plan
- Terrace (per plan) to have composite decking flooring with black powder coated aluminum rails or parapet wall, per plan, and composite wrapped columns

Streetscape Features:
- Sod, irrigation, and landscaping package per Primary Landscaping Plan
- Broom finished concrete driveway and walkway
- Professionally selected exterior color palette

Mechanical Features:
- 14 SEER rated HVAC systems - gas heat and high efficiency air conditioning on 1st system. 3 1/2 story homes will have heat pump on a 2nd system (3rd and 4th floor, if applicable). Programmable thermostats, located per plan
- Energy efficient tankless water heater with separate recirculating pump
- Structured wiring package
- Block and wire only for future ceiling fans in all bedrooms, and Family Room
- Block and wire for two future pendants over Kitchen island

Energy Efficient Home Features:
- Vinyl single-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:
- 6'-8" tall, one piece jamb, solid core, 2 panel, smooth square top doors
- Prefinished laminate wood flooring in Foyer, Dining Room, Powder Room(s), Kitchen, Breakfast Nook, Family Room, Bedroom Level Hallway
- Ceramic tile in Laundry Room, Primary Bath, and Full Baths
- Carpet with 6# rebond pad in all other areas
- Oak, open stringer stairs with oak handrail, newel posts and rosettenwith painted balusters.
- 5-1/4" ogee baseboard and 3-1/4" colonial casing on doors, windows, and cased openings
- Double member crown molding on main living level
- 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" tall Aristokraft Brellin Purestyle cabinets with single member crown molding
- Stainless steel double bowl undermount kitchen sink with single lever stainless faucet
- 1/2 HP garbage disposal

Bathroom Features:
- Elongated comfort height white commodes in all baths
- Primary Bath: Shower with fiberglass base, per plan, with ceramic tile surround, frame glass enclosure, and bench seat. Aristokraft Brellin Purestyle cabinets single or double bowl vanity (per plan), raised 34" high, with granite countertops (Level 1) and chrome centerset double lever faucet (per plan)
- Full baths: 5' Acrylic tub with ceramic tile surround and straight chrome shower curtain rod. Aristokraft Brellin Purestyle single or double bowl vanity (per plan), 31" high, with granite countertops (Level 1) and chrome centerset double lever faucet (per plan)
- Half Bath: pedestal sink with double lever chrome faucet

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

THE AIRE

BY HHHUNT

A NEW HOME COMMUNITY
IN THE HEART OF MIDLOTHIAN, VA.

GROCERY STORES
1 | Aldi
2 | Kroger
3 | Publix
4 | Sam's Club
5 | Stella's Grocery
6 | Wegmans

RESTAURANTS
7 | 1870 Restaurant
8 | Four Seasons
9 | Napa Kitchen and Wine
10 | Oceano
11 | Sedona Taphouse

SHOPPING
12 | Chesterfield Town Center
13 | Westchester Commons

MEDICAL
14 | Bon Secours St. Franics Medical Center
15 | Bon Secours Westchester
16 | Johnston Willis Hospital
17 | OrthoVirginia

PARKS
18 | Huguenot Park
19 | Midlothian Mines Park
20 | Robious Landing Park
21 | Sycamore Community Park

ALSO NEARBY!

RESTAURANTS
Angelos
Capital Ale House
Great Harvest Grain
O'Tools
Roots
Route 60 Sandwiches and Scoops
Triple Crossing
Wongs Taco

PARKS/RECREATION
Midlothian YMCA
Wishing Well Park

GROCERY STORE
Costco

WESTCHESTER COMMONS
Boot Barn
Brick House Diner
Buffalo Wild Wings
Centro
Golds Gym
Latitude Seafood Co.
Movie Theater
Palermo
Petco
Ski Center
Target
Tifa Chocolate and Gelato
Ulta









HHHUNT COMMUNITIES

Because it's how you live that matters®

THE AIRE

BY HHHUNT

A NEW HOME COMMUNITY
IN THE HEART OF MIDLOTHIAN, VA.

COMMUTER GUIDE

Bon Secours St. Francis Medical Center	9 minutes
Downtown Richmond	24 minutes
Innsbrook	19 minutes
Johnston-Wills Hospital	15 minutes
Midlothian Turnpike	3 minutes
Route 288	2 minutes
Route 76	9 minutes
Route 360	12 minutes
Scotts Addition	21 minutes
Westchester Commons	2 minutes
West Creek Business Park	11 minutes


Eagle Townhomes


Richmond, VA



Bon Secours St. Francis Medical Center


Westchester Commons

THE AIRE
BY HHHUNT

Crosswalk
Sidewalk





WALKABLE LIVING AT **THE AIRE**

Enjoy walkable access to Westchester Commons!

Imagine an effortless evening stroll to dinner at Westchester Commons, a sunny afternoon spent browsing your favorite shops, or a golden hour walk across the street for dessert. Whether you're getting your steps in or enjoying a walk with your four-legged companion, life here is designed to move at your pace. At The Aire, pedestrian-friendly crosswalks with beacons make this connected, walkable lifestyle part of your everyday.

A total of six crosswalks will be located at the front of The Aire with flasher beacons. Four will be situated at one roundabout, with the remaining two at another. Each crosswalk will be equipped with a flasher beacon, allowing pedestrians to activate a button mounted on a double-sided crosswalk sign. Once activated, the beacon will flash to alert approaching drivers to stop, ensuring pedestrians can cross safely.

HHHUNT
COMMUNITIES
Because it's how you live that matters®

For more information visit TheAireNewHomes.com.

*Actual homes as constructed may not contain the features and layouts depicted and may vary from photos, renderings and plans. Features and options may not be available on all plans or in all communities. Homes depicted may not represent the lowest-priced homes in the community and may be shown with upgraded landscaping and optional features. Prices shown may not include charges for options, upgrades and/or lot premiums. Floorplans, elevations, features, plans, amenities, specifications and related information, and information concerning the pricing, incentives and availability of our homes, are subject to change without notice. See New Home Advisor for details. Revised on 4/8/26.

Homeowner's Association
AT THE AIRE









The Aire Homeowner's Association Includes:

The Aire Eagle Townhomes:

- Landscaping maintenance on lots
- Exterior powerwashing
- Gutter cleaning
- Exterior building maintenance
- Roof maintenance
- Reserve funds for building repair and replacement

Monthly Fee*: $150
Capital Contribution $450/once

The Aire Common Areas:

- Landscaping and irrigation in common areas
- Private roads
- Private alleys
- Streetlights
- Amenity areas
- Reserve funds for common areas
- Trash removal

Monthly Fee*: $111
Capital Contribution $666/once

*Subject to change

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