

Creek's Edge at Stony Point



 2,038 - 2,042 Square Feet

 3 - 3 Bedrooms

 2.5

Priced From \$529,900



Community Location: 9486 Creek Summit Circle, Richmond, VA 23235

Features of this Community

- 2-story townhomes now selling
- First floor primary opportunities
- New homes in Huguenot Richmond
- Resort-style pool
- Clubhouse
- Convenient location close to the James River, West End, Downtown Richmond, and Midlothian
- Short stroll away to Stony Point Fashion Park with great restaurants, shopping, and movie theatre

Final building now selling! First floor primaries available. Low maintenance living at its finest with new construction homes in the Huguenot area in the established Creek's Edge at Stony Point. Enjoy amenities galore with resort-style pools, community clubhouse, coffee bar, and fitness center with cardio theater. Located right alongside Stony Point Fashion Park, you are a short stroll away from great restaurants, shopping, and even a movie theater. The central location provides convenient access to the James River, Short Pump, Midlothian, and Downtown Richmond.

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Quick Move-Ins



9490 Creek Summit Circle

Richmond, VA 23235
Creek's Edge at Stony Point
Homesite 3

\$561,415

The Creek's Edge D

 2,038  3  2.5



9492 Creek Summit Circle

Richmond, VA 23235
Creek's Edge at Stony Point
Homesite 4

\$529,900

The Creek's Edge D

 2,042  3  2.5

Interactive Siteplan



● Quick Move-ins ● Available Homesites ● Sold

Included Features

CREEK'S EDGE AT STONY POINT



Architectural Features:

- Accented brick with remaining areas to be Fiber Cement siding with rake and fascia with fully vented soffit at eaves
- Concrete slab foundation with vapor barrier

Exterior Features:

- Limited Lifetime Dimensional shingles with standing seam metal roofing per plan/ architectural style
- Front stoop/porch to be brick with brick steps. If rails are included, they will be white vinyl
- Architecture columns installed, per plan
- Two hose bibs
- Deck to be wood framing, composite decking and white vinyl rails, per plan
- 6" aluminum gutters with leaf guards and 4"x3" aluminum downspouts

Streetscape Features:

- Unique exterior detailing
- Sod, irrigation and landscaping package
- Aggregate finished concrete walkways and driveway
- Professionally selected exterior color palette

Mechanical Features:

- 14 SEER rated HVAC system with a programmable thermostat on each floor (per plan)
- Energy Efficient tankless hot water heater

Energy Efficient Home Features:

- Vinyl double-hung tilt low-E windows with grills between insulated glass (grid pattern per plan)
- R38 blown and/or batt ceiling insulation
- Conditioned Sidewall - High density R15 fiberglass batt
- Air filtration package - Exterior house wrap used to protect against moisture and air infiltration
- Duct blaster test to be conducted on all duct work

Interior Features:

- Hollow Core, 2 panel, smooth, square top doors with satin nickel door levers
- Designer Ventilated closet shelving (per layout)
- Prefinished laminate wood flooring in main level Foyer, Dining/Flex Room, Kitchen, Family Room and Powder Room

- Ceramic tile in Laundry Room
- Vinyl in Secondary Full Baths
- Stairs from 1st to 2nd floor to be boxed oak set. Stairs from basement to 1st floor to be fully carpeted pine box set. All stairs include oak handrail. Half wall with painted capboard or newel post and rosette with tapered painted balusters and painted cap board, per plan
- 5-1/4" ogee base with 3-1/4" colonial casing on windows, doors and cased openings
- Structured Wiring Package

Kitchen Features:

- GE Stainless Steel Appliance Package / Freestanding gas range, hood, microwave drawer, & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" 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 ceramic tile shower pan, ceramic surround and chrome framed glass shower enclosure, double or single vanity(s) with double lever chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit with straight chrome shower curtain rod, double or single vanity(s) with double lever centerset chrome faucets
- Powder Room/Half Bath: pedestal sink with double lever centerset chrome faucet
- White cultured marble vanity tops
- Elongated commodes in all bathrooms

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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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.



Schools

J.B. Fisher Elementary School

3701 Garden Road
3.8 miles from Creek's Edge

Lucille Brown Middle School

6300 Jahnke Road
5.8 miles from Creek's Edge

Huguenot High School

7945 Forest Hill Avenue
3.5 miles from Creek's Edge

Area Amenities

Grocery Stores

Trader Joe's, Good Foods
Grocery, Publix, Kroger, Costco

Pharmacies

Buford Road Pharmacy, CVS

Recreation

Huguenot Park, Laurus Park,
Forest Hill Park, Maymont Park,
Byrd Park, Robious Landing
Park, Snap Fitness 24/7, Anytime
Fitness, Planet Fitness, Pure Barre,
F45, Golds Gym, American
Family Fitness, ACAC

Malls and Shopping

Stony Pointe Fashion Park:
Anthropologie, Dillards, Saks Fifth
Avenue, Brook's Brothers, Tiffanie
& Co., Sephora, 5807 South,
Milby's - Just Kids, Papeterie Fine
Stationary, Eco Inspired, Sneed's
Nursery

Entertainment

CineBistro, Stumpy's Hatchet
House

Restaurants

Fleming's Prime Steakhouse &
Wine Bar, P.F. Changs, Latitude,
Frank's, Joe's Inn and more

Coffee + Ice Cream:

Perk Coffee, Coco + Hazel,
Gelati Celesti

Hospitals:

PVCU Health, Johnston-Willis
Hospital, Chippenham Hospital

Local Contacts

Utilities

Dominion Energy
888.667.3000

GAS:

Columbia Gas
800.543.8911

Richmond Public
Utilities
804.646.4646

INTERNET:

Verizon
877.653.9427

Earthlink
866.618.0264

TRASH:

Waste
Management
866.513.1811

RECYCLING:

CVWMA
804.340.0900

WATER:

Chesterfield County
804.748.1271



Coming home to Creek's Edge means leaving behind the chores of everyday life - no more Saturdays lost to lawn care. Instead, indulge in the luxury of time well spent, savoring meaningful moments with those who matter most, all in a setting designed for effortless living.

Creek's Edge at Stony Point Homeowner's Association Includes:

A quiet, upscale community in the heart of Stony Point near the James River, perfect for any stage of life. Conveniently located far enough from the hustle and bustle, but close enough to be anywhere in the Richmond area within minutes. Luxury townhomes built for low maintenance, with all exterior maintenance included in one low monthly fee. Enjoy access to a first-class pool and clubhouse.

- Lawn and Landscaping Maintenance:
 - Mowing
 - Weed Control and Fertilizer
 - Leaf Removal
 - Annual Aeration and Seeding
- Trash and recycling
- Maintenance of common areas and amenities
- Clubhouse
- Pool

Monthly Fee*: \$350

*Subject to change

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