

# Creek's Edge at Stony Point



 2,008 - 2,587 Square Feet

 3 - 3 Bedrooms

 3.5

**Priced From \$539,900**



**Community Location:** 9457 Creek Summit Circle, Richmond, VA 23235

## Features of this Community

- 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

**Now selling in Creek's Edge at Stony Point!** 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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# Creek's Edge at Stony Point



## Quick Move-Ins



### 9455 Creek Summit Circle

Richmond, VA 23235  
Creek's Edge at Stony Point  
Homesite 15

**\$539,900**

The Creek's Edge C

 2,008  3  3.5



### 9457 Creek Summit Circle

Richmond, VA 23235  
Creek's Edge at Stony Point  
Homesite 16

**\$599,900**

The Creek's Edge B

 2,587  3  3.5

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# Creek's Edge at Stony Point



## Floor Plans



**Creek's Edge C**

 2,008  3  3.5



**Creek's Edge B**

 2,587  3  3.5

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CREEK'S at STONY EDGE  
POINT



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# 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, 4 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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## 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



# Low Maintenance Living

CREEK'S EDGE AT STONY POINT



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\*: \$300**

\*Subject to change

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