

 3,033 - 3,508 Square Feet

 3 - 5 Bedrooms

 3.5

**Priced From \$779,900**



FOUSHEE  
— MEWS —

**Community Location:** 11 E Main St., Richmond, VA 23219

## Features of this Community

- 4-story townhomes for sale in downtown Richmond, VA
- Rear covered outdoor terraces
- Off-street parking with 2-car rear load garages
- Inviting community green spaces with trees and benches
- Walkable and bikeable convenience, including to Richmond's new Allianz Amphitheater
- More than 300 restaurants, shops, galleries, museums and cultural venues at your doorstep
- Nearby the James River park system

**Now Selling 4-Story Townhomes!** Welcome to the real deal. Not some city-styled suburbia or hipster warehouse district, this is OG authentic downtown living at its modern, sophisticated best. From world-class museums, galleries, universities, and dining to local theaters and national headliners, Foushee Mews promises VIP-like walkable access to Richmond's vibrant history and creative cultural scene streaming live outside your townhome door. Steps from the iconic Jefferson Hotel in heart of historic downtown, Foushee Mews puts you at the epicenter of everything that makes Richmond one of America's most dynamic and livable cities. With more than 300 restaurants, shops, galleries, museums and cultural venue at your doorstep—not to mention an expansive riverfront park system—you don't just live in Richmond, Richmond lives in you. Foushee Mews new construction townhomes feature luxurious detailing, grand outdoor terrace spaces, 2-car garages with off-street parking, and inviting community green spaces with trees and benches.

## Floor Plans



### Park

 3,033  3 - 5  3.5

Starting at

**\$779,900**



### Rowland

 3,033  3 - 5  3.5

Starting at

**\$829,900**



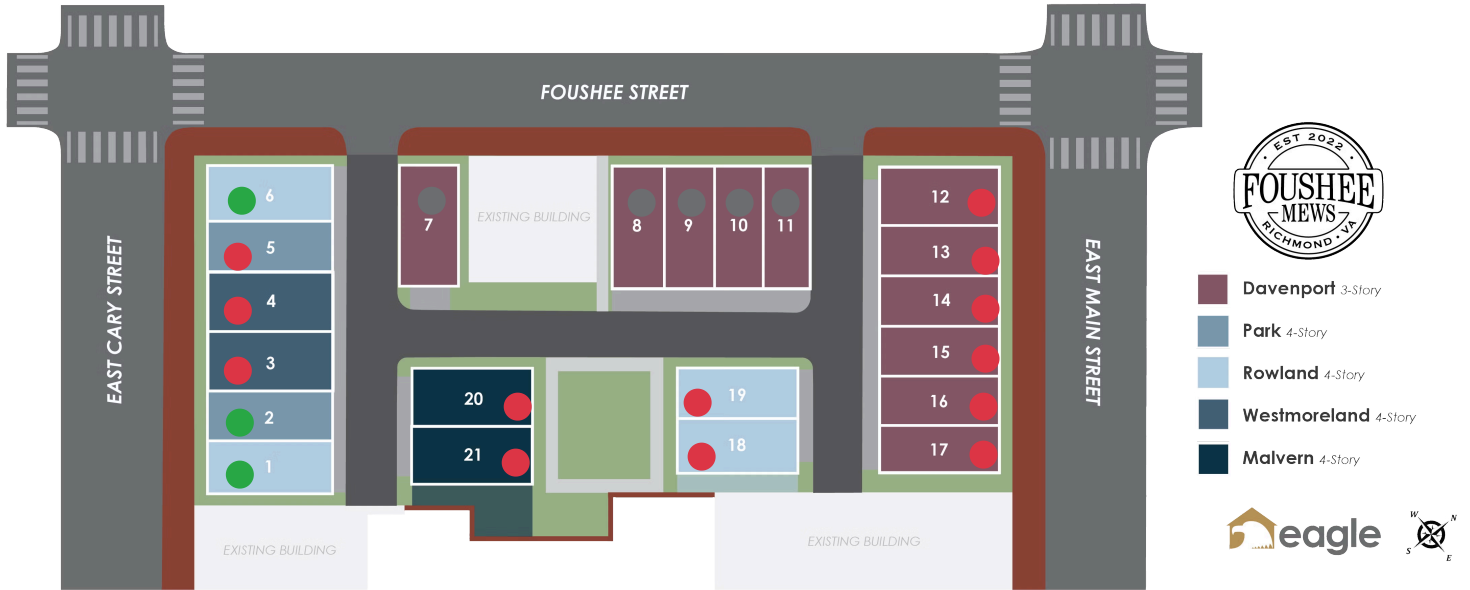
### Westmoreland

 3,508  4 - 5  3.5

Starting at

**\$849,900**

## Interactive Siteplan



# Included Features

FOUSHEE MEWS

## Architectural Features:

- Builder's standard brick
- Slab foundation
- 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 1/2" layer of rigid foam with TPO rubber roofing membrane with standing seam metal (per plan) will be pre-selected from Builder color palette
- Front stoop to be brick rowlock and brushed concrete, per plan
- Architectural columns installed (per plan)
- All rails (per plan) to be black powder coated aluminum
- Recessed entry to be painted Hardie Panel walls with batten strips and porcelain tile flooring
- Two exterior hose bibs in pre-determined locations
- 5" OG shaped, aluminum gutters with 2"x3" aluminum downspouts
- Covered rooftop terrace with Azek pavers, composite wrapped columns, electrical outlet, black powder coated aluminum rails and finished ceiling with painted Hardie panel with batten strips at seams. One block, wire and hang builder selected exterior fan with light kit

## Streetscape Features:

- Asphalt driveway and broom finished brushed concrete walkway
- Landscaping package per Primary Landscaping Plan
- Professionally selected exterior color palette

## Mechanical Features:

- 16 SEER rated HVAC system with programmable thermostat on each floor
- Energy efficient tankless water heater with separate recirculating pump
- Structured wiring package consists of 4 CAT6 (phone) and 4 RG6 (cable) all wired to central distribution panel
- Block and wire only for future ceiling fans in all bedrooms, Media Room and Family Room
- Block and wire for two future pendants over Kitchen island

## Energy Efficient Home Features:

- Vinyl double-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:

- One piece jamb, solid core, 2 panel, smooth square top doors with satin nickel or oil rubbed bronze door levers (8' doors throughout)
- Wet pipe overhead sprinkler system with recessed, white heat sensitive heads
- Prefinished laminate wood flooring in 1st floor in Foyer/hall, Half Bath, 2nd floor hall, and entire 3rd floor
- Ceramic tile in Laundry Room and all full baths
- Carpet with 6# rebond pad in all other areas
- Oak, open stringer stairs with painted risers, per plan. All stairs include oak handrail, newel post, rosette and painted balusters.
- 8-5/8" baseboard on 3rd floor, 5-1/4" ogee base on all other floors, 1x4 casing with backband on doors, windows and cased openings. 7-1/4" high two-piece crown molding on 3rd floor
- 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" Henning by Yorktowne flat panel maple cabinets with single member crown molding
- Stainless steel double bowl undermount kitchen sink with single lever spot resistant stainless steel faucet and vegetable sprayer
- 1/2 HP garbage disposal

## Bathroom Features:

- Ceramic tile flooring in Primary Bath and full baths
- Elongated comfort height white commodes in all baths
- Primary Bath: Shower with fiberglass base, per plan, with ceramic tile surround and glass enclosure. Double or single vanity(s) with cultured marble counters and chrome double lever faucet
- Full baths: 5' Acrylic tub with ceramic tile surround and straight chrome shower curtain rod. Double or single vanity(s) with cultured marble counters and chrome double lever faucet
- Half Bath: white pedestal sink with chrome double lever 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



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.

