 3,100 - 3,100 Square Feet

 3 - 4 Bedrooms

 3.5 - 4.5

**Priced From \$897,400**



**Community Location:** 425 W. 7th Street, Richmond, VA 23224

## Features of this Community

- Move-in Ready 4- story luxury townhomes for sale in Richmond, VA
- Stunning terrace views of the James River and Richmond skyline
- Located in Manchester
- Walk to all the local shops, restaurants, markets, cafes, breweries and vibrant arts and cultural scene
- Panoramic views of the downtown skyline from the bridge connecting you to Brown's Island and the Canal Walk
- Walkable to Richmond's new Allianz Amphitheater

That's no postcard. That's Richmond, Virginia shining right outside your wall-spanning retractable terrace door. You came for the view but stayed for the lifestyle; an avant-garde, outdoor-lovers urban oasis of walkable restaurants, markets, cafes and craft breweries, and a vibrant arts and cultural scene that promises your social calendar is set for maximum living. Located along the banks of the James River's famed Class-IV rapids, Manchester is one of the Richmond's most storied and fastest-growing neighborhoods. From historic sites and old school soul food to modern townhomes and some of the best in local dining, leisure, and outdoor adventure, Manchester has a vibe and pulse like no place else. Feel the beat, find your rhythm, and start living. At McRae & Lacy in Old Town Manchester, historic charm meets modern style in luxury townhomes overlooking the James River and Richmond skyline. Artfully designed for authentic living, McRae & Lacy new construction homes feature terrace views of the James River and deliver the wealth of comforts you expect in today's premium homes—all conveniently located just minutes from downtown Richmond, the

## Quick Move-Ins



move-in ready

### 401 W. 7th Street

Richmond, VA 23224  
McRae & Lacy  
Homesite 13

**\$949,000**

The Southaven

 3,100  3  3.5



move-in ready

### 425 W. 7th Street

Richmond, VA 23224  
McRae & Lacy  
Homesite 19

**\$966,500**

The Southaven

 3,100  4  4.5



move-in ready

### 413 W. 7th Street

Richmond, VA 23224  
McRae & Lacy  
Homesite 16

**\$897,400**

The Southaven

 3,100  4  4.5

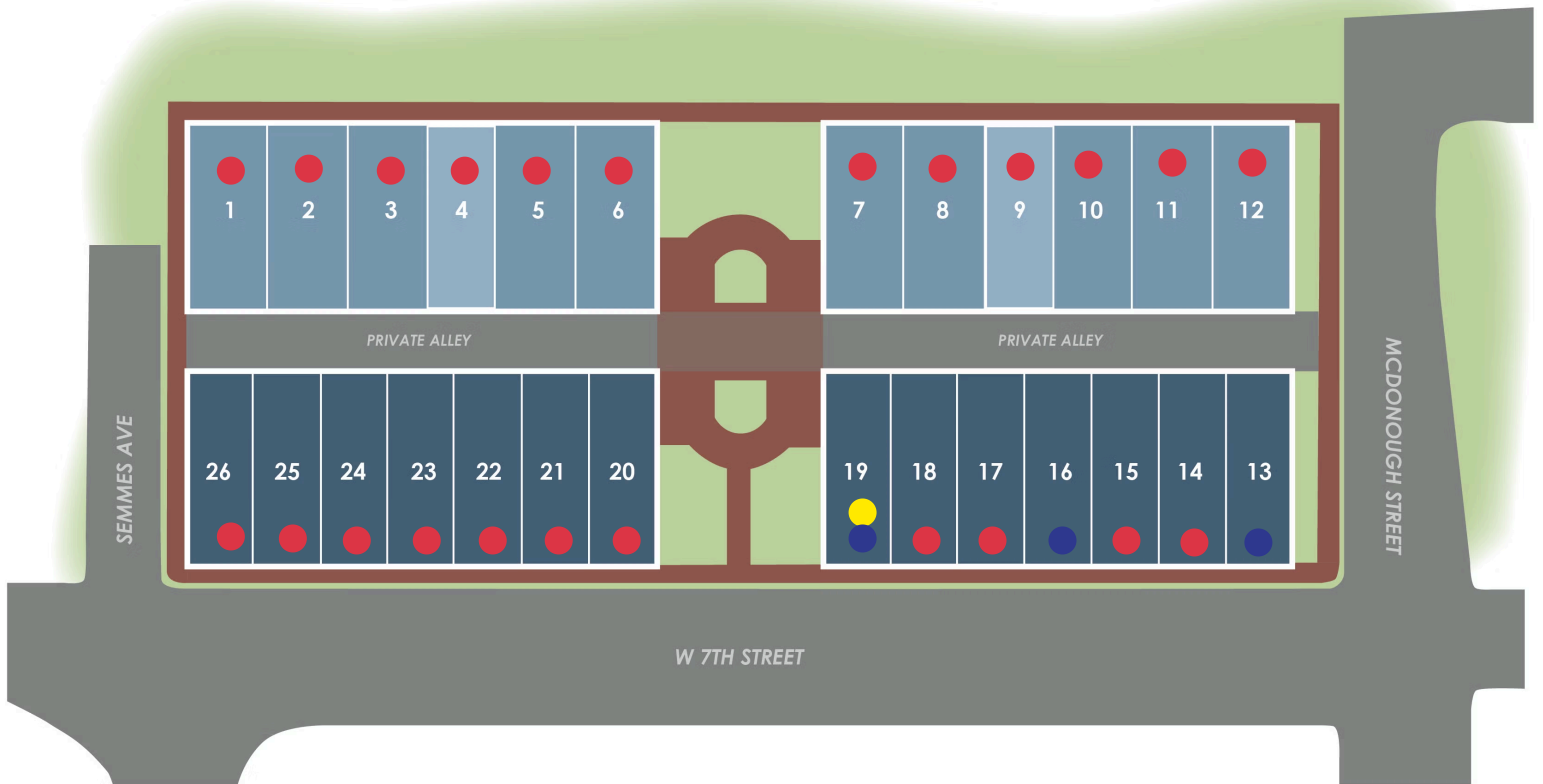
## Floor Plans



### Southaven

 3,100  3 - 4  3.5 - 4.5

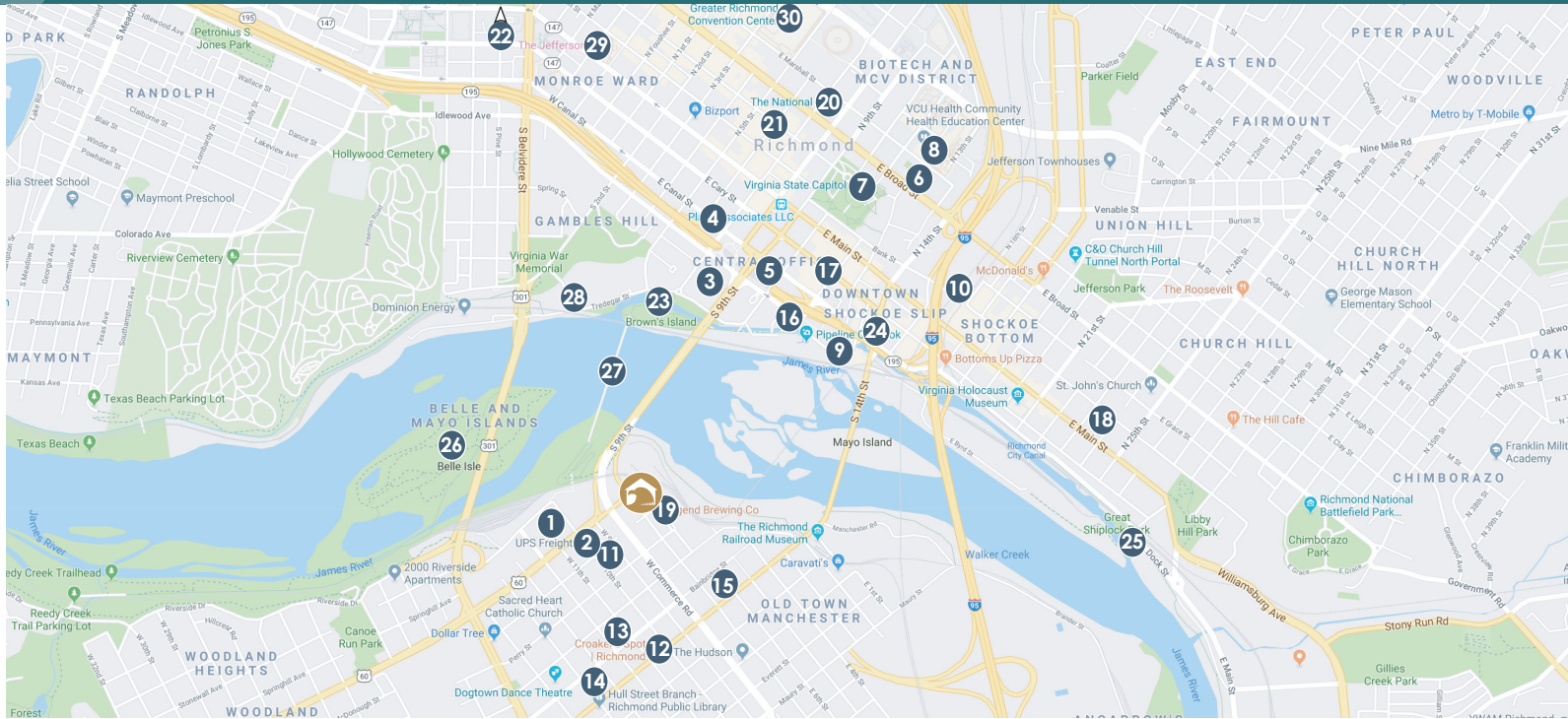
## Interactive Siteplan



● Quick Move-ins    ● Sold    ● Model Home

# Surrounding Area

AT MCRAE & LACY



## Local Businesses

- |   |   |  |
|---|---|--|
| <b>1</b> Suntrust Mortgage<br>1001 Semmes Avenue                | <b>5</b> Williams Mullen<br>200 S. 10th St. #1600             | <b>9</b> CarMax Digital & Technology<br>Innovation Center<br>140 Virginia Street |
| <b>2</b> UPS Freight<br>1000 Semmes Avenue                      | <b>6</b> Bank of America Financial Center<br>1111 E. Main St. | <b>10</b> Richmond Main Street Station<br>(Amtrak)<br>1500 E. Main Street        |
| <b>3</b> Federal Reserve Bank of Richmond<br>701 E. Byrd Street | <b>7</b> VA State Capitol<br>1000 Bank Street                 |  |
| <b>4</b> Dominion Energy<br>600 E. Canal Street                 | <b>8</b> VCU Medical Center<br>1250 E. Marshall Street        |  |

## Restaurants Nearby

- |  |   |   |
|--|---|---|
| <b>11</b> Ironclad Pizza Grill<br>924 McDonough Street | <b>14</b> Pig and Brew<br>1313 Hull Street              | <b>17</b> The Tobacco Company<br>1201 E. Cary Street  |
| <b>12</b> Croakers Spot<br>1020 Hull Street            | <b>15</b> The Continental Manchester<br>609 Hull Street | <b>18</b> Farm Fresh<br>2320 E. Main Street           |
| <b>13</b> Brewer's Cafe<br>1125 Bainbridge Street      | <b>16</b> Casa Del Barco<br>320 South 12th Street       | <b>19</b> Legend Brewing Co.<br>321 W. Seventh Street |

## Local Attractions

- |   |                            |  |
|---|----------------------------|--|
| <b>20</b> The National<br>708 E. Broad Street           | <b>23</b> Brown's Island   | <b>27</b> T. Tyler Potterfield Memorial Bridge |
| <b>21</b> Dominion Energy Center<br>600 E. Grace Street | <b>24</b> Canal Walk       | <b>28</b> Tredegar Iron Works                  |
| <b>22</b> Altria Theater<br>6 N. Laurel Street          | <b>25</b> VA Capital Trail | <b>29</b> The Jefferson                        |
|   | <b>26</b> Belle Isle       | <b>30</b> Greater Richmond Convention Center   |

# Included Features

AT MCRAE & LACY



## Architectural Features:

- Accented brick with remaining areas to be fiber cement siding. 1x varies rake and fascia and fully vented soffit at eaves
- Slab foundation. Basement (if applicable) will be concrete block wall with waterproofing to grade and installed drainage system.

## Exterior Features:

- Front stoop to be bluestone landings and steps. Architectural columns installed, per plan. All rails (per plan, where applicable) to be black powder coated aluminum
- Recessed entry with painted Hardie Panel walls with batten strips and porcelain tile flooring
- Front door to be 3'0" insulated fiberglass door, per plan
- Exterior door to be insulated hinged steel door with glass, per plan
- TPO rubber roofing membrane on standing seam metal per plan
- Garage door to be raised panel steel insulated garage door, design specifics per plan
- Two hose bibs

## Streetscape Features:

- Unique exterior detailing
- Asphalt driveway
- Sod, irrigation and landscaping package per Master Landscaping Plan
- Professionally selected predetermined exterior color palette

## Mechanical Features:

- 16 SEER rated HVAC heat pump system (1 or 2 systems, per plan) with a programmable thermostat on each floor
- Energy efficient tankless hot water heater with separate recirculating pump

## 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
- 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 with 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 8' doors with satin nickel or oil rubbed bronze levers

- Designer Ventilated closet shelving (per plan)
- Prefinished laminate wood flooring on ground floor in Foyer/Hall, Half Bath, Entire Main Living, and 2nd and/or 3rd floor hall, per plan
- Ceramic tile in Laundry Room, Primary Bath and Full Baths
- Carpet with 6# rebond pad in all remaining areas
- All plans to have oak, open stringer stairs with painted risers, per plan. All stairs to include oak handrail, newel post and rosette, with painted balusters
- 8-5/8 baseboard on Main Living Floor, 5-1/4" ogee base all other floors. 1x4 flat stock casing with backband on doors, windows and cased openings. 7-1/4" high two-piece crown molding on Main Living Floor
- Structured Wiring Package

## Kitchen Features:

- GE Stainless Steel Appliance Package / Freestanding Gas Range, Microwave/Hood & Energy Star Dishwasher
- Granite countertops (Level 1)
- 42" Henning flat panel maple Yorktowne Cabinetry cabinets with single member crown molding
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

## Bathroom Features:

- Primary Bath: shower including fiberglass base, per plan, ceramic tile surround and glass shower enclosure, double or single 34" vanity(s) with double lever chrome faucets
- Full Baths: 5' acrylic tub with ceramic surround and straight chrome shower curtain rod. Double or single vanity(s) with double lever chrome faucets
- Half Bath: Pedestal sink with double lever chrome faucet
- White cultured marble vanity tops
- Elongated commodes

## The Eagle Difference - Performance is the Eagle Standard:

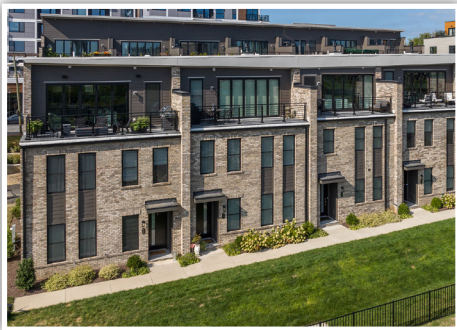
- Eagle Advantage Home Warranty (10-year limited warranty)
- Pre-closing walk through
- 60 day and one year post-closing review

[eagleofva.com](http://eagleofva.com)

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.



**low** [loh] **maintenance** [meyn-tuh-nuh ns] **living** [liv-ing]  
verb: the act or condition of a person living without stress  
For example: Low maintenance living in McRae & Lacy  
allows me to live life on my terms.



### McRae & Lacy Homeowner's Association Includes:

- Landscaping, mowing, edging and trimming of turf areas, shrubs, trees and bushes
- Annual mulching of beds
- Periodic leaf removal
- Maintenance, repair and replacement of the irrigation system and providing water for the system
- Maintenance, repair, and replacement of community mailboxes
- Maintenance, repair, and replacement of alleys, sidewalks and street lighting (if not maintained by the City)
- Coordination of exterior building maintenance including: repair and maintenance of exterior building surfaces, periodic painting of doors, repair and replacement of roofing, repair and replacement of gutters and downspouts
- Termite prevention/inspections

McRae & Lacy HOA Dues	Richmond City Tax Rate
\$210/month	\$1.20 per \$100 of assessed value