McRae & Lacy

3,100 - 3,100 Square Feet

3 - 3 Bedrooms

3.5

Priced From $934,900



Community Location: 401 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

1 townhome remaining! 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 James River, and the Fan district.

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 17th November 2026

McRae & Lacy

Quick Move-Ins

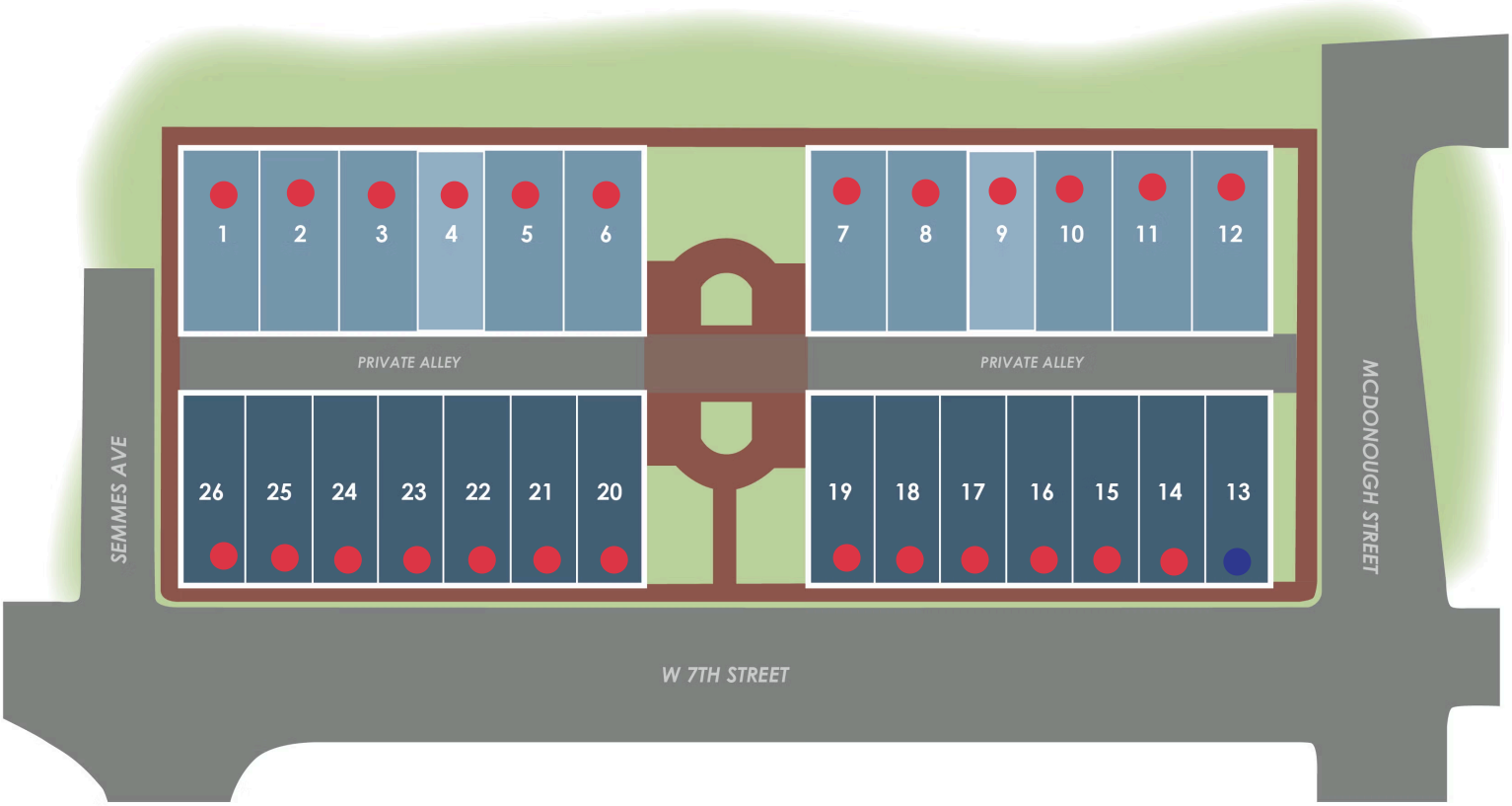


401 W. 7th Street
Richmond, VA 23224
townhome
Homesite 13
The Southaven
3,100 3 3.5
$934,900

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Interactive Siteplan



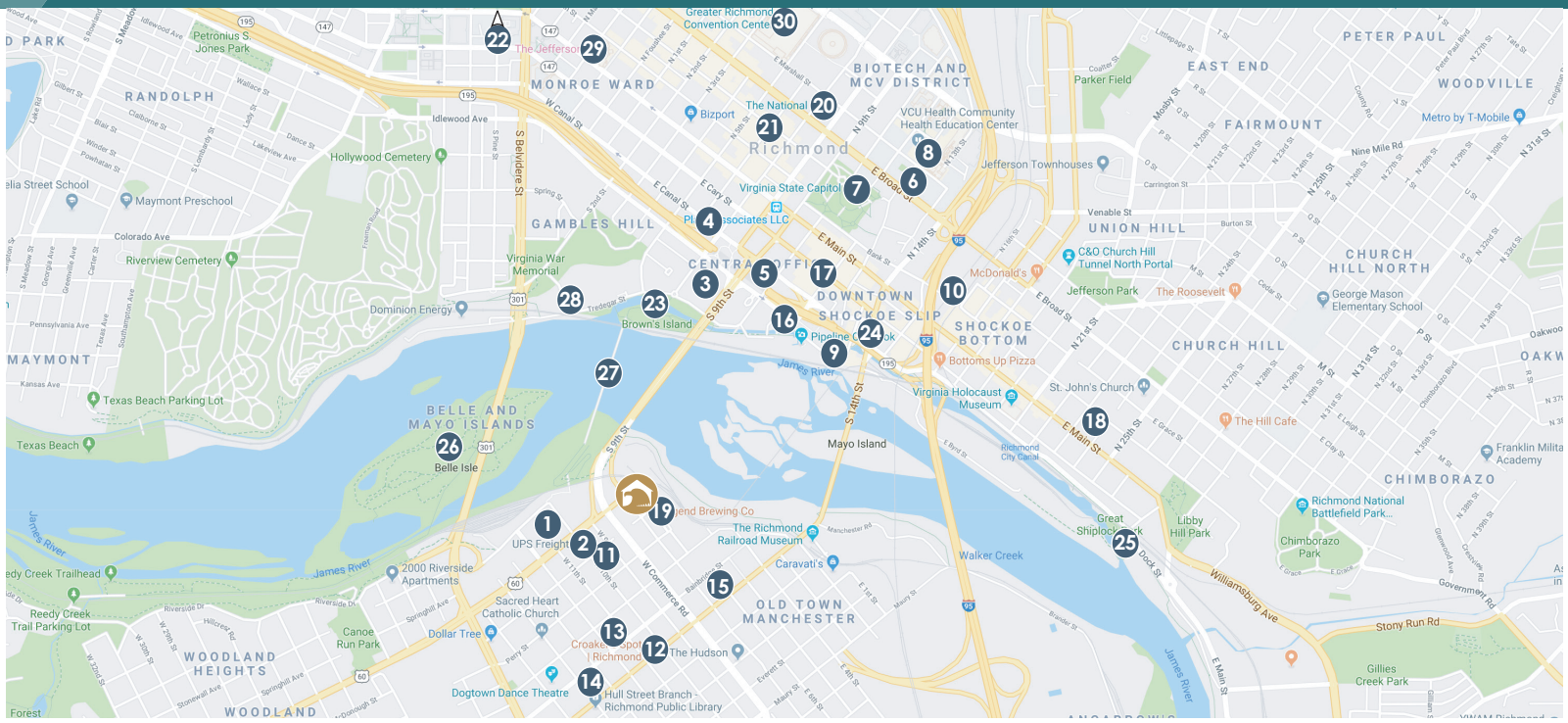
Quick Move-ins Sold

eagleofva.com

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Surrounding Area
AT MCRAE & LACY

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Local Businesses

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

Restaurants Nearby

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

Local Attractions

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

EQUAL HOUSING OPPORTUNITY

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" inslulated 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

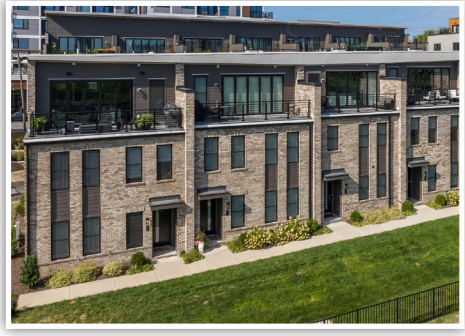
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Low Maintenance Living
AT MCRAE & LACY

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

**See HOA documents for additional details and verification*

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