

# The Parke at Westport at Ford's Colony



 2,808 - 4,106 Square Feet

 3 - 5 Bedrooms

 2.5 - 4.5

**Priced From \$1,276,443**



**Community Location:** 3395 Westport, Williamsburg, VA 23188

## Features of this Community

- A limited collection of 14 stately homes on 3+ acre homesites
- Expansive layouts featuring first floor primary suites and open flowing plans
- Full access to more than 60 clubs, community amenities, and activities
- Swimming pools, curated walking trails, fishing pond, and more
- Access to clubhouse and pavilion with outdoor patios for grilling
- Three private golf courses with membership opportunities

**NOW SELLING the newest section of Williamsburg's premier planned community, Ford's Colony!** Within the pristine serenity of Ford's Colony, Williamsburg's premier planned community, The Parke at Westport sets an impressive stage for living like you always dreamed. A limited collection of estate-style homes on estate-scale homesites, The Parke at Westport inspires living big, bold, and simply beautifully. And with full access to Ford's Colony's seemingly limitless community amenities and natural features, residents can embrace an active yet relaxed "athleisure lifestyle" and quality of life like never before.

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

# The Parke at Westport at Ford's Colony



## Quick Move-Ins



### 3395 Westport

Williamsburg, VA 23188  
The Parke at Westport at Ford's Colony  
Homesite 3

**\$1,300,000**

The Pembroke

4,106 5 4.5



### 3399 Westport

Williamsburg, VA 23188  
The Parke at Westport at Ford's Colony  
Homesite 4

**\$1,290,000**

The Davidson

2,808 3 2.5



### 3391 Westport

Williamsburg, VA 23188  
The Parke at Westport at Ford's Colony  
Homesite 2

**\$1,304,181**

The Pembroke

4,088 5 4.5



### 3387 Westport

Williamsburg, VA 23188  
The Parke at Westport at Ford's Colony  
Homesite 1

**\$1,276,443**

The Davidson

2,808 3 2.5

eagleofva.com

# The Parke at Westport at Ford's Colony



## Floor Plans



**Davidson**

 2,808  3 - 4  2.5 - 3



**Pembroke**

 4,088  4 - 5  3.5 - 4

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

# The Parke at Westport at Ford's Colony



## Interactive Siteplan



● Quick Move-ins    ● Available Homesites

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

# Included Features

AT THE PARKE AT WESTPORT



## Architectural Features:

- Accented brick with remaining areas to be Fiber Cement 6" prefinished siding with ARB approved rake and fascia and fully vented soffit at eaves.
- Trim and garage doors to be white
- Foundation to be masonry with brick veneer. Side and rear foundation walls may be stepped down, per site conditions. Insulated conditioned crawl space

## Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with aggregate concrete and brick steps. Architectural columns installed, per plan. If rails are included, they will be white or black powder coated aluminum
- Front door to be 6'8" insulated fiberglass door with transom and sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts
- Included Deck constructed of pressure treated wood material with composite decking and black or white powder coated aluminum rails to match front porch, sized per plan.
- Trash enclosure with gate and concrete pad

## Streetscape Features:

- Aggregate finished concrete walkway and driveway
- Front, side and rear yards will have sod and irrigation. Builder landscaping package with mulch will be installed
- Professionally pre-selected exterior color palette

## Mechanical Features:

- 14.3 SEER rated HVAC system(s), per plan with a programmable thermostat on each floor. Natural gas 1st floor, with heat pump for 2nd floor (when applicable)
- Energy efficient tankless hot water heater

## Energy Efficient Home Features:

- White vinyl double-hung tilt low E windows with grids between insulated glass. Screens are included on all operational windows
- R-38 batt or blown or equivalent ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Air filtration package - building wrap, window flanges taped to house wrap, and interior of sill plate sealed to subfloor
- Duct blastet test conducted on all duct work

## Interior Features:

- 8'0" tall solid core, 2 panel, square top doors with satin nickel door knobs
- Prefinished Laminate Wood in Foyer, Dining Room, Powder Room, Kitchen, Breakfast Nook, Butler's Pantry, Living Room, Family Room
- Ceramic Tile in Primary Bath, Full Bath(s), Laundry Room, and Mudroom
- Carpet in all remaining finished areas

- Oak box set with oak handrail, newel post and rosette, with tapered painted balusters and painted cap board. Secondary floors will have drywalled half wall with painted wall cap or full wall, per plan
- 7-1/4" ogee base with 3-1/4" Colonial Casing on windows, doors and cased openings
- 3-5/8" double member crown molding in Dining Room with two member chair rail and picture frame molding below
- Double member crown molding in Foyer, Family Room, Study, Living Room, and Primary Bedroom
- 1x12 MDF wood shelving in Pantry, Primary Bedroom Closet and Primary Bath Linen Closet (per plan). Bedroom closet to include stained hanging rod. Designer Ventilated closet shelving throughout remainder of home closets
- Structured Wiring Package
- Pre-selected interior lighting package. LED Recessed lighting, per plan. Block and wire for future ceiling fans in Primary Bedroom, Family Room and Rec Room. Block and wire for two future pendants over kitchen island

## Kitchen Features:

- GE Stainless Steel Appliance Package / freestanding gas range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" tall Yorktowne Henning flat panel maple cabinets with single member crown molding
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet & vegetable sprayer
- 1/2 HP garbage disposal

## Bathroom Features:

- Primary Bath: 5' shower including fiberglass base, ceramic tile surround and framed glass shower enclosure. Double or single vanity(s) with double lever centerset chrome faucets
- Full Baths: 5' acrylic tub with ceramic surround. Double or single vanity(s) with double lever centerset chrome faucets
- Half Bath: Pedestal sink with double lever centerset chrome faucet
- Yorktowne Henning flat panel maple single or double bowl vanities. 34" high in Primary, 31" in all other baths
- White Vein cultured marble countertops
- 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

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.



Within the pristine serenity of Ford's Colony, Williamsburg's premier planned community, The Parke at Westport sets an impressive stage for living like you always dreamed. A limited collection of estate-style homes on estate-scale homesites, The Parke at Westport inspires living big, bold, and simply beautifully. And with full access to Ford's Colony's seemingly limitless community amenities and natural features, residents can embrace an active yet relaxed "athleisure lifestyle" and quality of life like never before.



## The Parke at Westport at Ford's Colony Homeowner's Association Includes:

- Weekly trash pick-up
- Bi-weekly recycling pick-up
- Ford's Colony's Award-Winning Amenities:
  - Two resort-style pools
  - Community Clubhouse with event and meeting spaces and fully equipped kitchen
  - Tennis Courts
  - Pickleball Courts
  - Bocce Court
  - Basketball Courts
  - Grass Area for Volleyball
  - Ball Field and Multi-Purpose Athletic Field
  - Playgrounds
  - 12 Miles of Paved Leisure Trails
  - 1.3 Mile Nature Trail
  - Ponds
  - 60+ clubs and activities

**2026 Quarterly Fee\*: \$682**

\*Subject to change

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