Lot 132

Fox Hall

12904 Holmbank Lane

Colonial Homecrafters, Ltd.

1.2018

1791 Cambridge Drive ❋ Suite 102 ❋ Richmond, Va. 23238
804.741.6061 office ❋ 804.741.4984 ❋ www.chchomes.com

Standard Features
Lot 132
Fox Hall

$849,950

Dover Plan

Engineered Footings with Soil Analysis
Approx. 4,368 sq. Ft. Finished Area

Square footage breakdown:			**Ceiling Height:**	**Finish Schedule:**
Interior Living Spaces				
First Floor	1,673		9'-0"	Finish
Second Floor	1,960		9'-0"	Finish
Third Floor	735		8'-0"	Finish
Exterior Living Spaces				
Garage	**544**			
Patio	**320**			
Loggia, optional	**280**	**$25,000**		

Exterior Living:

- Ply Gem, Argon Gas Filled, Low E, Tilt-In Insulated Windows (white) with Screens
- Masonry Foundation with Waterproofing and Drain Tile System, Drain Tile on Interior and Exterior of Foundation
- Conditioned Crawl Space and vented for Radon
- Brick Front, Partial, Beaded Hardiplank (Concrete Siding) front, sides and rear
- Front Porch with Aluminum Railings, Black
- Shutters on Front Windows
- Asphalt Driveway and Concrete Aggregate Front Walk
- Black Aggregate Concrete Patio 16 x 20
- Loggia, **Optional**, 14 x 20, trex decking, gas prefab fireplace, beaded ceiling with fan
- Cedar Shake Roof (Pressure Treated)
- Landscaping, Sod and Irrigation Front, Rear and Side Yard
- Front, Side and Rear Hose Bibs
- Gutters, Downspouts and Splash blocks
- Two Car Garage: Electric Garage Door Openers with Two Transmitters

Interior Living:

- 6 Bedrooms, 5 Full Baths and 1 Half Bath
- First Floor Bedroom with Full Bath
- Solid Oak Hardwood Flooring in Foyer, Dining Room, Family Room, Half Bath, Kitchen, Breakfast
- Oak Staircase between First and Second Floors
- Direct Vent Fireplace, Granite Surround with Mantle in Family Room
- Carpet in First Floor Bedroom/Office, Second Floor Bedrooms, Upstairs Hallway, Stair to Third Floor and Third Floor
- Laundry Room, Second Floor, Washer/Dryer Hook-Up, Washer Pan and Dryer Vent, and Ceramic Tile Floor
- Full Baths: Moen Fixtures, Eva Brush Nickel, TOTO toilets and Ceramic Tile Floor
- Tile Shower and Tub Surrounds in Baths
- Bathroom Vanities, flat panel cabinets with Cultured Marble Top

Kitchen:

- Painted Flat Panel Cabinets, with soft close doors and drawers, dovetail drawers and brushed nickel knobs
- Granite Countertops, 3cm, with 18 gauge Stainless Steel Under-mount Sink, Elkay
- Kitchen Island with Sink and Breakfast Bar Overhang
- Walk in Pantry
- Appliance Package:

CG365P/S	Wolf 36" Pro Gas Cooktop
AK9234AS	Zephyr 36" Liner Hood
SO30TE/S/TH	Wolf 30" E Series Convection Wall Oven
MDD30TE/S/TH	Wolf 30" E Series Built In Microwave
G4227SCUSS	Miele Futura Classic Dishwasher front Controls 3rd Rack
	Disposal Insinkerator ½ Horsepower

Half Bath, first floor:

- Pedestal, Harwood Flooring, Toto Toilet and Crown Molding

Master Suite:

- Large Bedroom with Walk in Closet
- Master Bath, Ceramic Tile, Painted Maple Vanity with Granite top
- Water Closet, Large Tile Shower, Ceramic Floors

Hardware:

- Schlage Door Hardware, Georgian Brushed Nickel, Handleset for Front Door
- Brushed Nickel Hardware Moen to match Bath Fixtures, towel bars, towel rings and holders

Moulding:

- 5 ¼" 2 Member Base Throughout
- 3 ½" Adams Casing Throughout
- Three Member Cornice Moulding Dining Room and Foyer
- Double Member Crown Moulding Kitchen, Family Room, Half Bath
- Two Member Chair Rail Foyer, Dining Room
- MDF Closet Shelving and Fir Closet Rods
- Doors, Raised 6 Panel, Solid Core

Energy Standards:

- Windows, Argon Gas Filled, Low E
- Energy Efficient Insulation Package, Blown Cellulose in Walls and Ceilings
- All exterior penetrations sealed with caulk and foam
- Insulated Fiberglass Exterior Doors with Weather Stripping
- Master Bath, Laundry Room, Half Bath and Pipes Insulated for Quietness
- 2 Zone Dual Fuel Heat and Air Conditioning with Separate Zones Controlled by Thermostats
- 75 Gallon Gas Hot Water Heater w/ recirculator pump

Technology:

- Structured Wiring Phone And Cable: CAT- 5 phone, RG- 6 Cable T.V.
- Cable Location: Family Room, Office, Kitchen, Bedrooms
- Phone Location: Family Room, Office, Kitchen, Bedrooms

All Information Deemed Reliable but Not Guaranteed
Pricing and Specifications May Change Without Notice

Dover V

Lot 132 Fox Hall

Plans and details are approximate and subject to change. Illustrations may not represent finished construction details.

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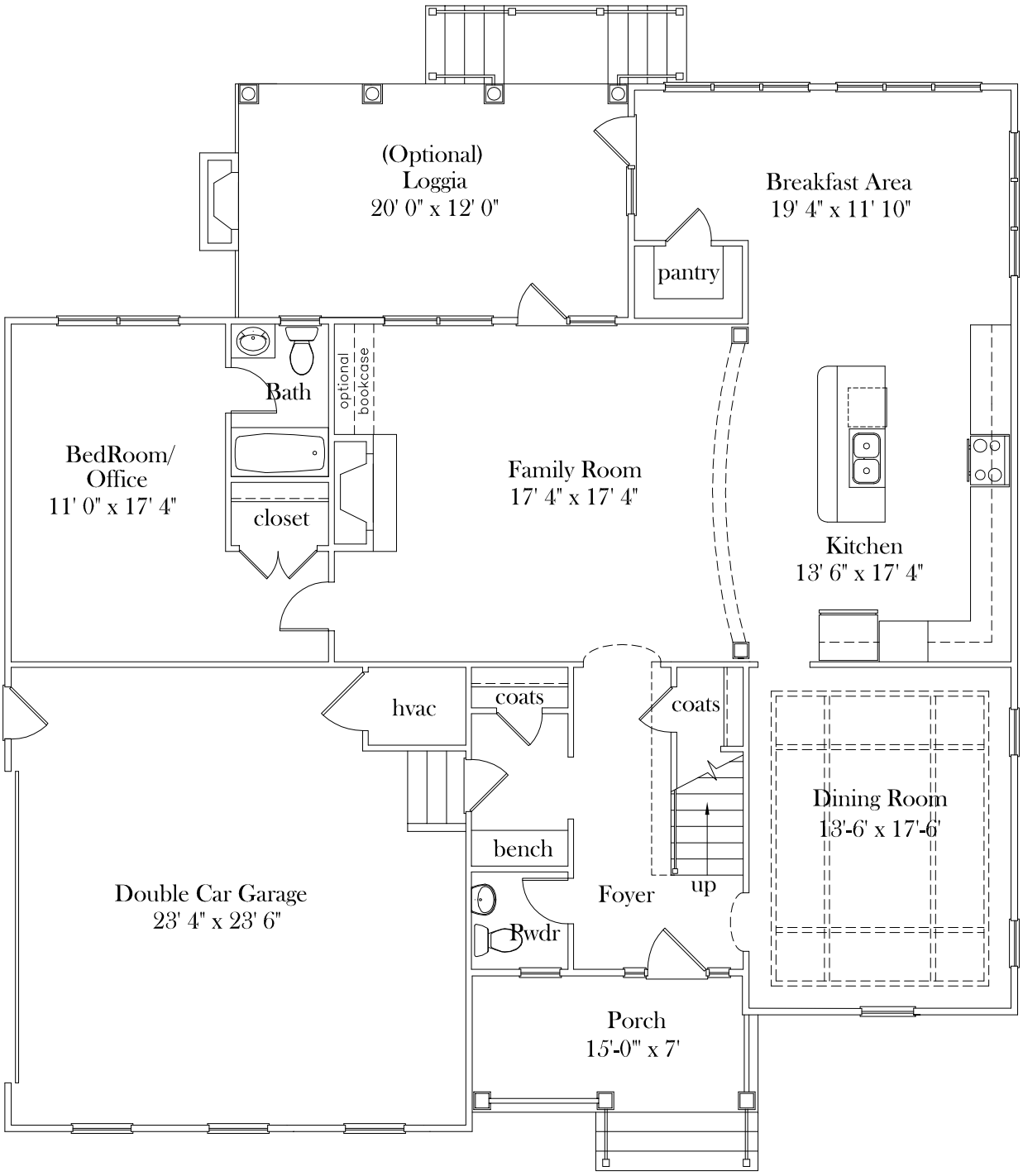
April 2017

Dover V

Lot 132 Fox Hall



First Floor Plan

SQUARE FOOTAGE

FIRST FLOOR	1,673
GARAGE	544

WIDTH - 52' / DEPTH - 54'

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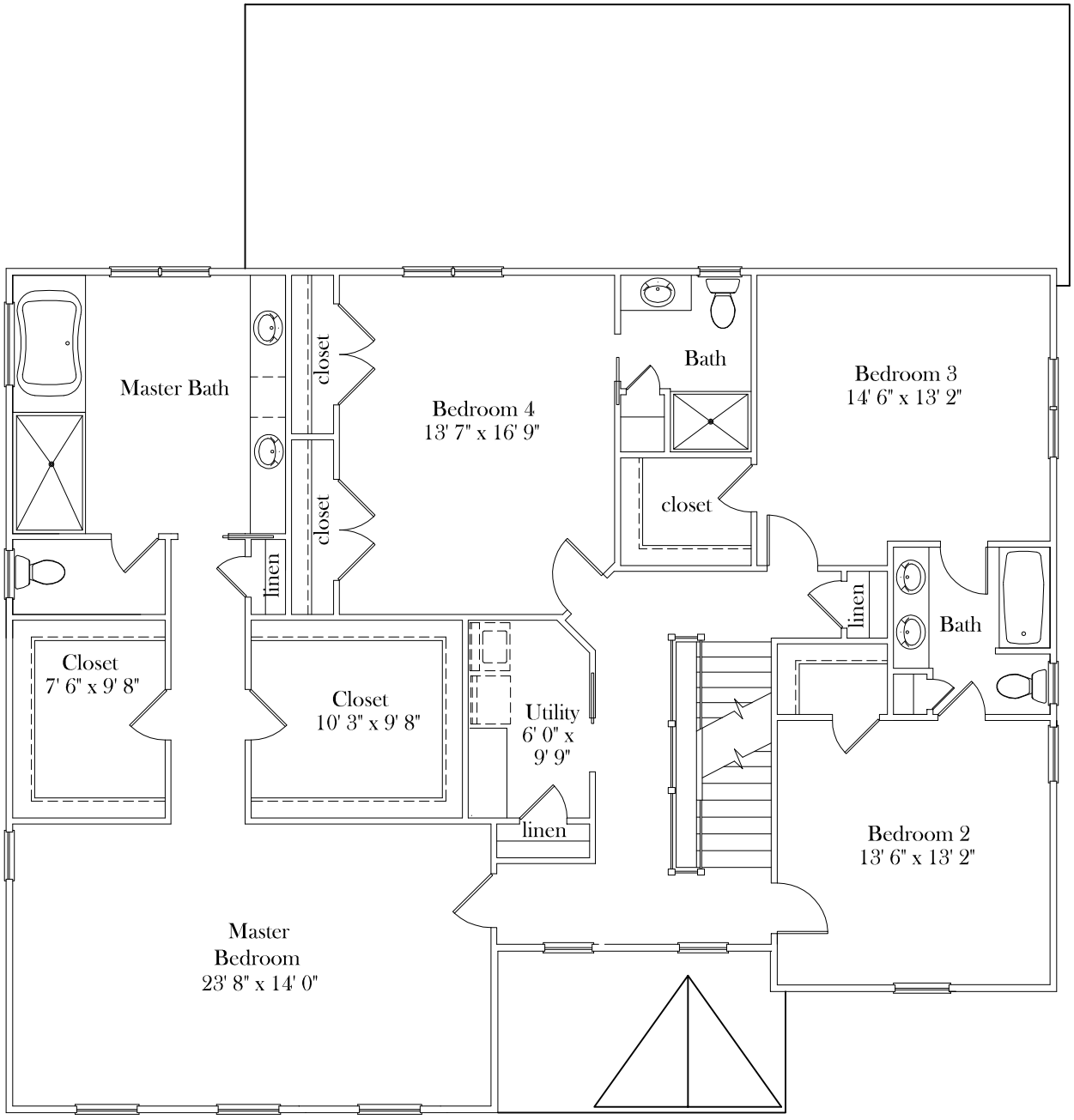
January 2018

Dover V

Lot 132 Fox Hall



Second Floor Plan

SQUARE FOOTAGE

SECOND FLOOR	1,960

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April 2017

Dover V

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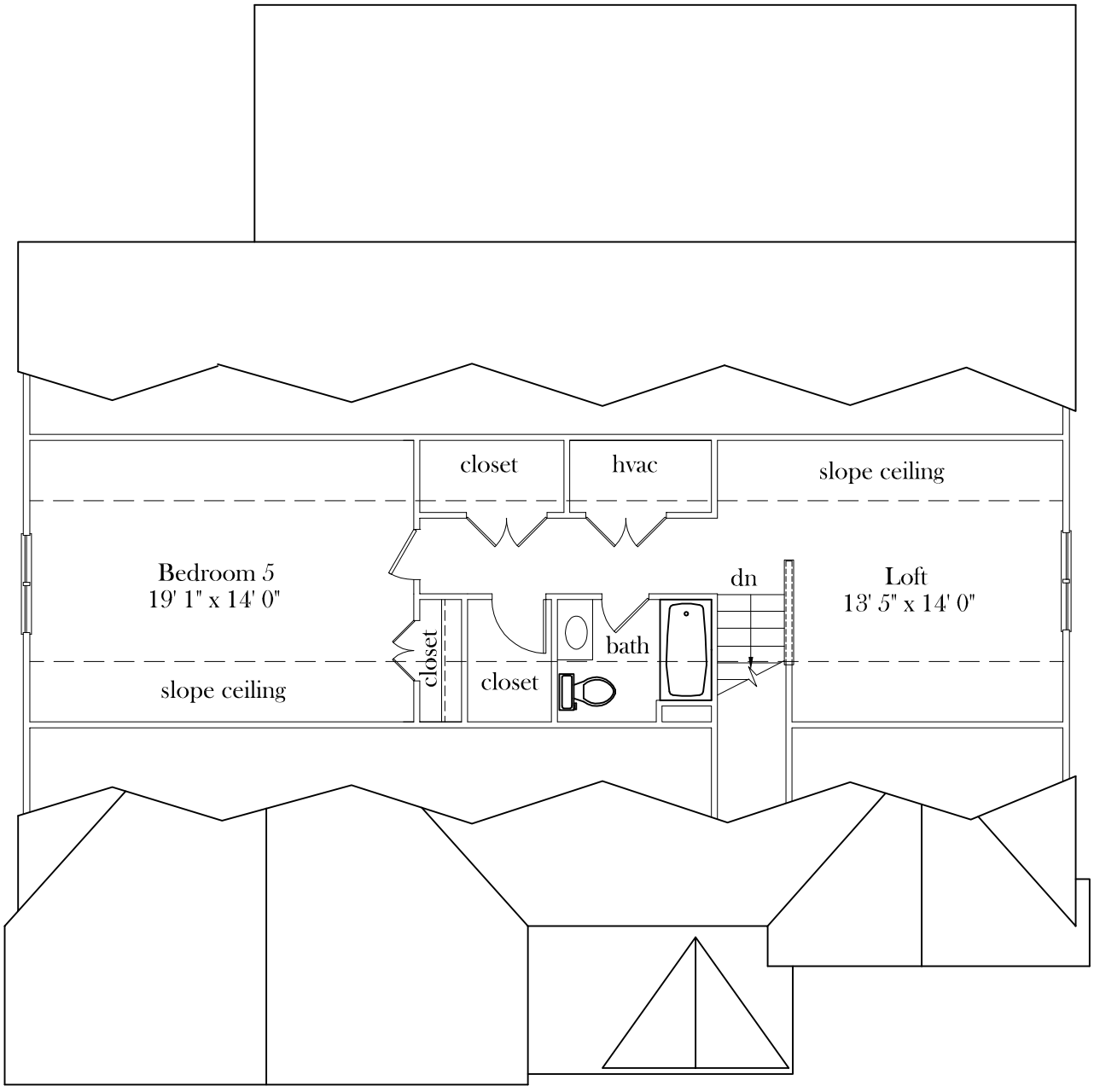

Attic Floor Plan

SQUARE FOOTAGE

ATTIC LEVEL 735

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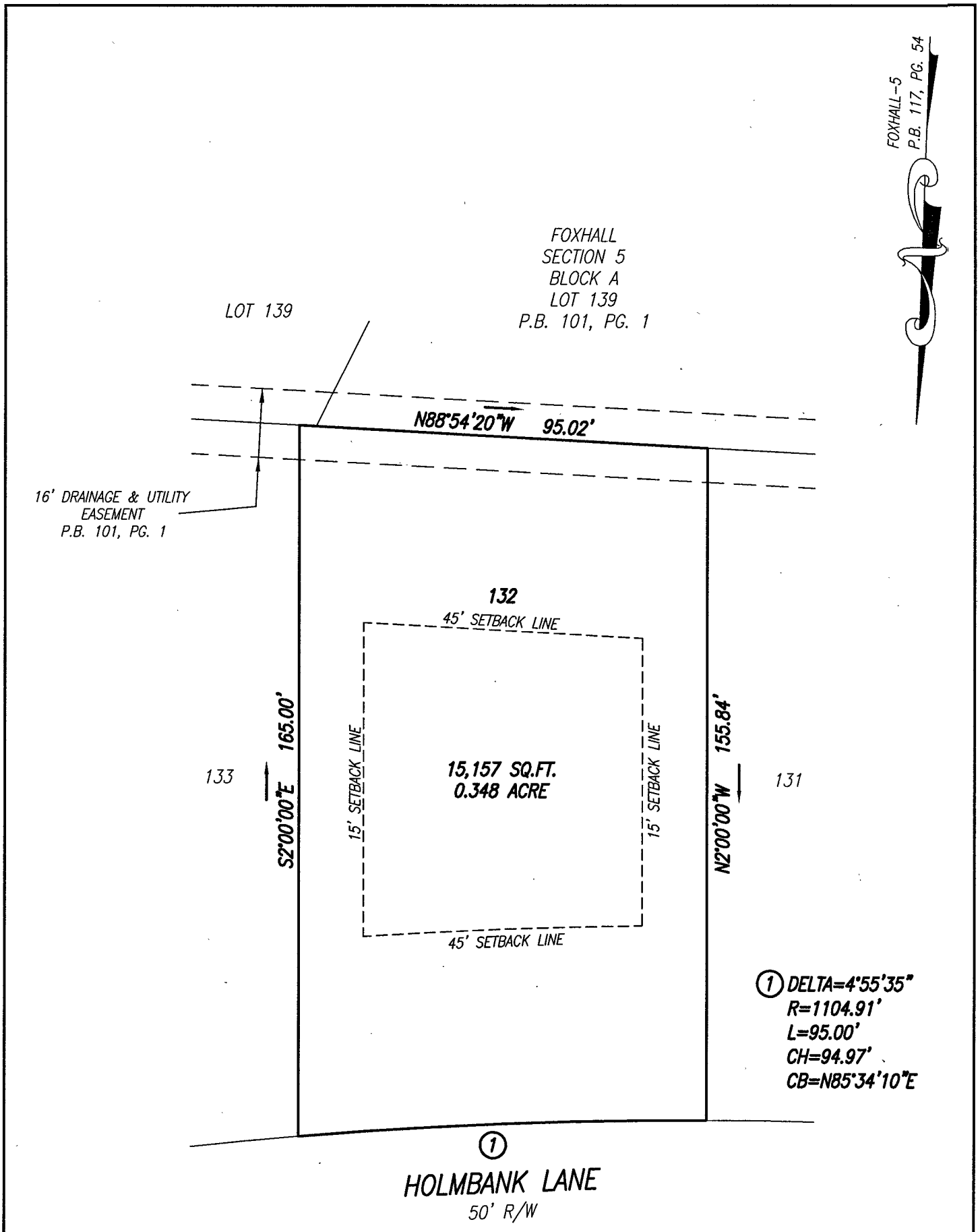
April 2017



BUIDABLE AREA PLAN
LOT 132, BLOCK A, SECTION 5, FOXHALL, THREE CHOPT DISTRICT, HENRICO COUNTY, VIRGINIA

DATE: JUNE 6, 2017

SCALE: 1" = 30'

E.D. LEWIS & ASSOCIATES P.C.
Consulting Engineers · Land Surveyors & Planners
2116 Spencer Road · Richmond, VA 23230

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SECTION 5

EQUAL HOUSING OPPORTUNITY

All information deemed reliable but not guaranteed. Information may change without notice.

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