

Lot 2 Charter Lake



Colonial Homecrafters, Ltd.

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5.2021

Charter Lake

Lot 2

\$524,950

Approx. 2,486 sq. Ft. Finished Area

Square footage breakdown:

Ceiling Height:

Interior Living Spaces

First Floor	1,956	9'-0"
Second Floor	530	8'-0"

Exterior Living Spaces

Garage	576
Storage	306

Exterior Living:

- Plygem Vinyl Tilt-In Insulated Windows (white) with Screens
- Brick Front, Garage with Concrete Siding with Shutters
- Covered Stoop with Exposed Aggregate
- Exposed Aggregate Driveway
- Exposed Aggregate Front Walk and Aggregate Patio, 12 x 16
- Roof: GAF Dimensional Fiberglass Shingle, black
- Sod and Irrigation Front, Side and Rear Yard
- Weatherproof Receptacle (Front & Rear Of House)
- 2 Frost Free Hose Bibs
- Gutters, Downspouts and Splash blocks
- Two Rear Floodlights
- Two Car Garage 24 x 24, with 20' x 8' Garage Door, Electric Garage Door Openers with Two Transmitters

Interior Living:

- 3 Bedrooms, Loft Second Floor, Flex Room First Floor
- 3 Full Baths
- Oak Hardwood Flooring in Foyer, Great Room and Kitchen
- Carpet: Stairs, Bedrooms, Flex Room, Loft and Upstairs Hallway
- Vinyl: Flex Bath, Upstairs Bath and Laundry Room
- Direct Vent Fireplace with Gas Logs in Great Room, Black Granite Surround, Kenwood Mantel
- Laundry Room, Washer/Dryer Hook-Up, Washer Pan and Dryer Vent

Kitchen:

- Painted Flat Panel Cabinets with soft close drawers, brushed nickel knobs
- Quartz Countertop with Stainless Steel Under-mount Sink, Double Bowl, Moen, Camerist pull out faucet, brush nickel
- Pantry Closet
- Appliance Package: All Stainless Steel Package, General Electric
GE 30" Free Standing Electric Range SS JB620SRSS
GE Over the Range Microwave SS JVM3160RFSS
GE 5 Cycle Dishwasher SS GSD3360DSS
GE Disposal 1/3 HP GFC320F

Master Suite:

- First Floor
- Large Bedroom, Walk in Closet
- Painted Flat Panel Cabinets with soft close drawers, brushed nickel knobs
- Quartz Countertop with Undermount Bowls
- Moen Bath Fixtures, Eva, Brush Nickel with matching bath accessories
- Water Closet, toilet elongated
- Ceramic Tile Shower with Seat and Shower Door, clear glass
- Ceramic Floor

First Floor Full Bath:

- Painted Flat Panel Cabinets with soft close drawers, brushed nickel knobs
- Quartz Countertop with Undermount Bowls
- Moen Bath Fixtures, Eva, Chrome with matching bath accessories
- Fiberglass Tub with Shower Rod
- Elongated Toilet, Right Height
- Vinyl Floor

Upstairs Bath:

- Painted Flat Panel Cabinets with soft close drawers, brushed nickel knobs
- Quartz Countertop with Undermount Bowls
- Moen Bath Fixtures, Eva, Chrome with matching bath accessories
- Fiberglass Tub with Shower Rod
- Elongated Toilet, Right Height
- Vinyl Floor

Hardware:

- Schlage Door Hardware, Lever, Brushed Nickel, Handleset for Front Door
- Brushed Nickel Towel Bars and Toilet Papers in ½ Bath and Master Bath, Moen Eva
- Chrome Towel Bars and Toilet Papers in Upstairs Bath, Moen Eva
- Door Bumps, Handrail Brackets, Ball Catches Brushed Nickel

Moulding:

- 5 ¼ " OG Base Throughout
- 3 ½ " Adams Casing Throughout
- Crown Great Room, 1 member
- Doors, Raised 6 Panel
- Ventilated Shelving in Closets

Energy Standards:

- Energy Efficient Insulation Package, Blown Cellulose/Fiberglass in Walls and Ceilings
- All exterior penetrations sealed with caulk and foam
- Insulated Fiberglass Exterior Doors with Weather Stripping
- Pipes Insulated for Quietness
- Tankless Gas Hot Water

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

Lot 2



FRONT ELEVATION

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

Lot 2



REAR ELEVATION

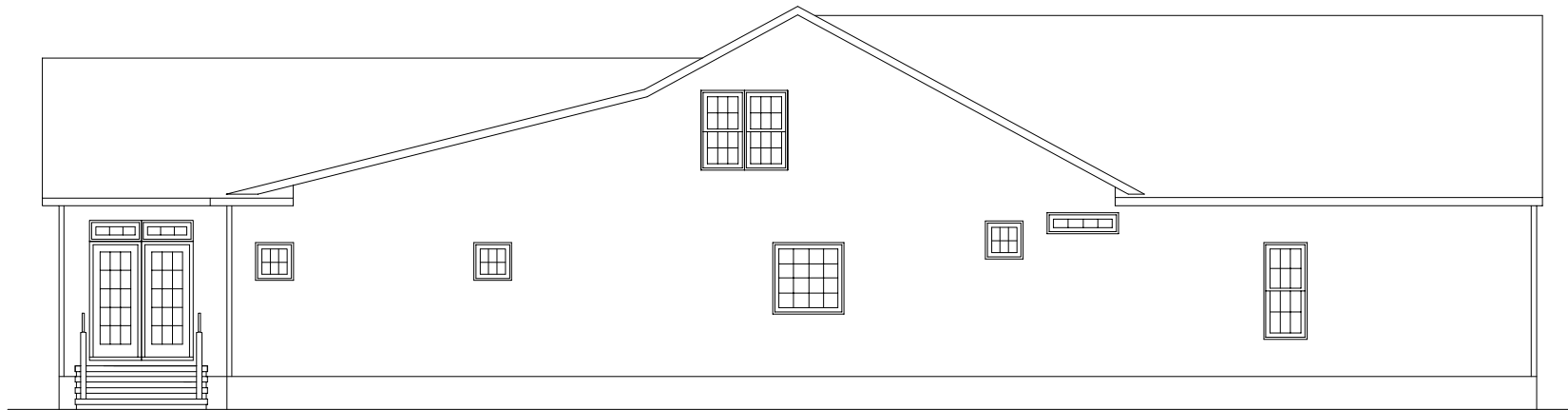
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Lot 2



RIGHT SIDE ELEVATION

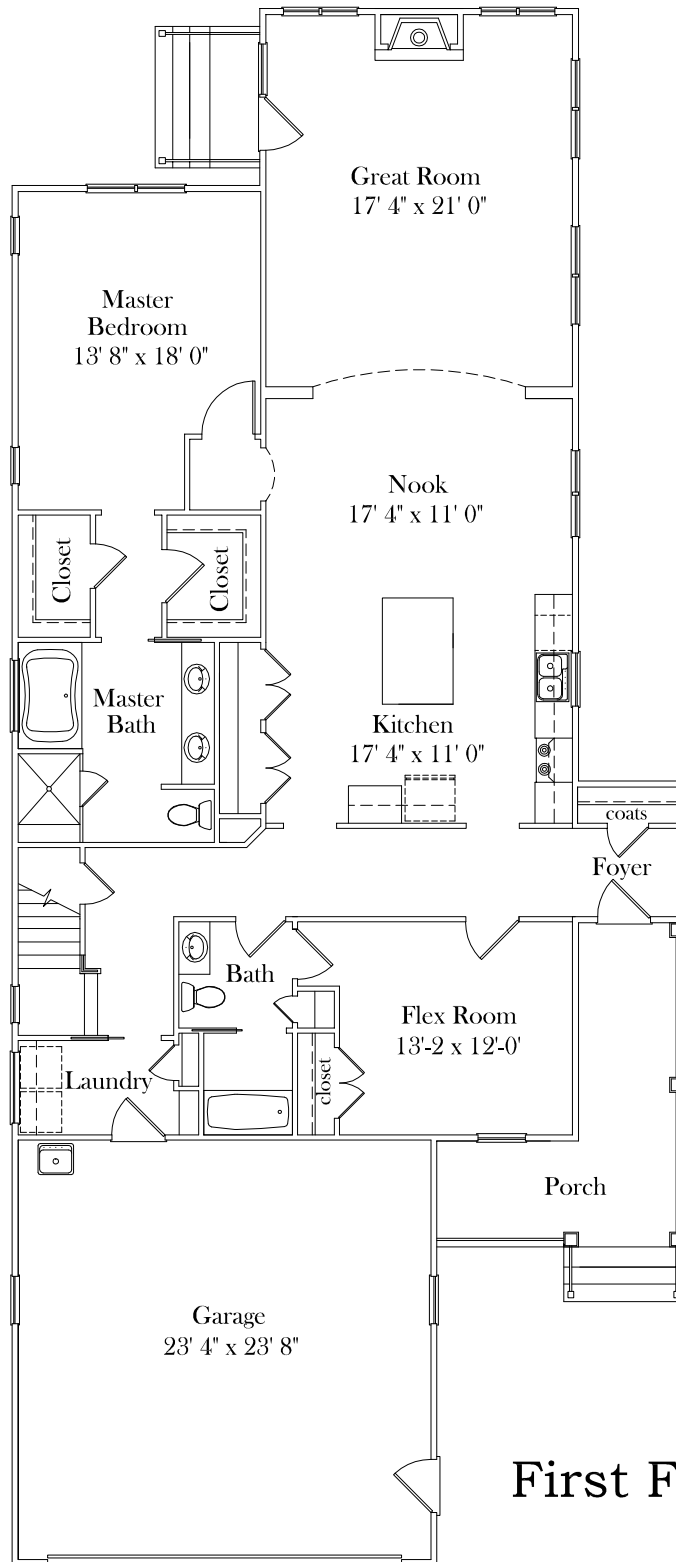


LEFT SIDE ELEVATION

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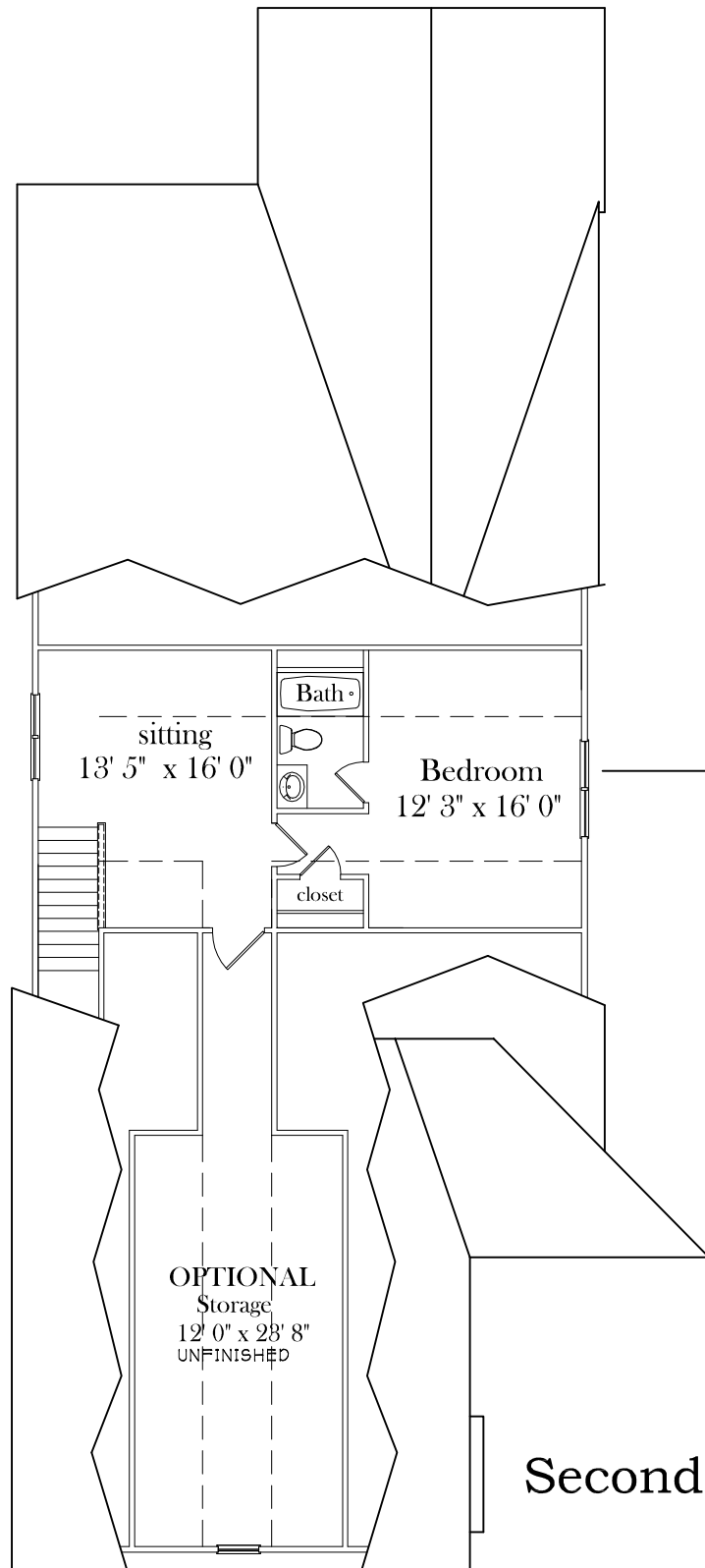
Lot 2



First Floor Plan

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Lot 2

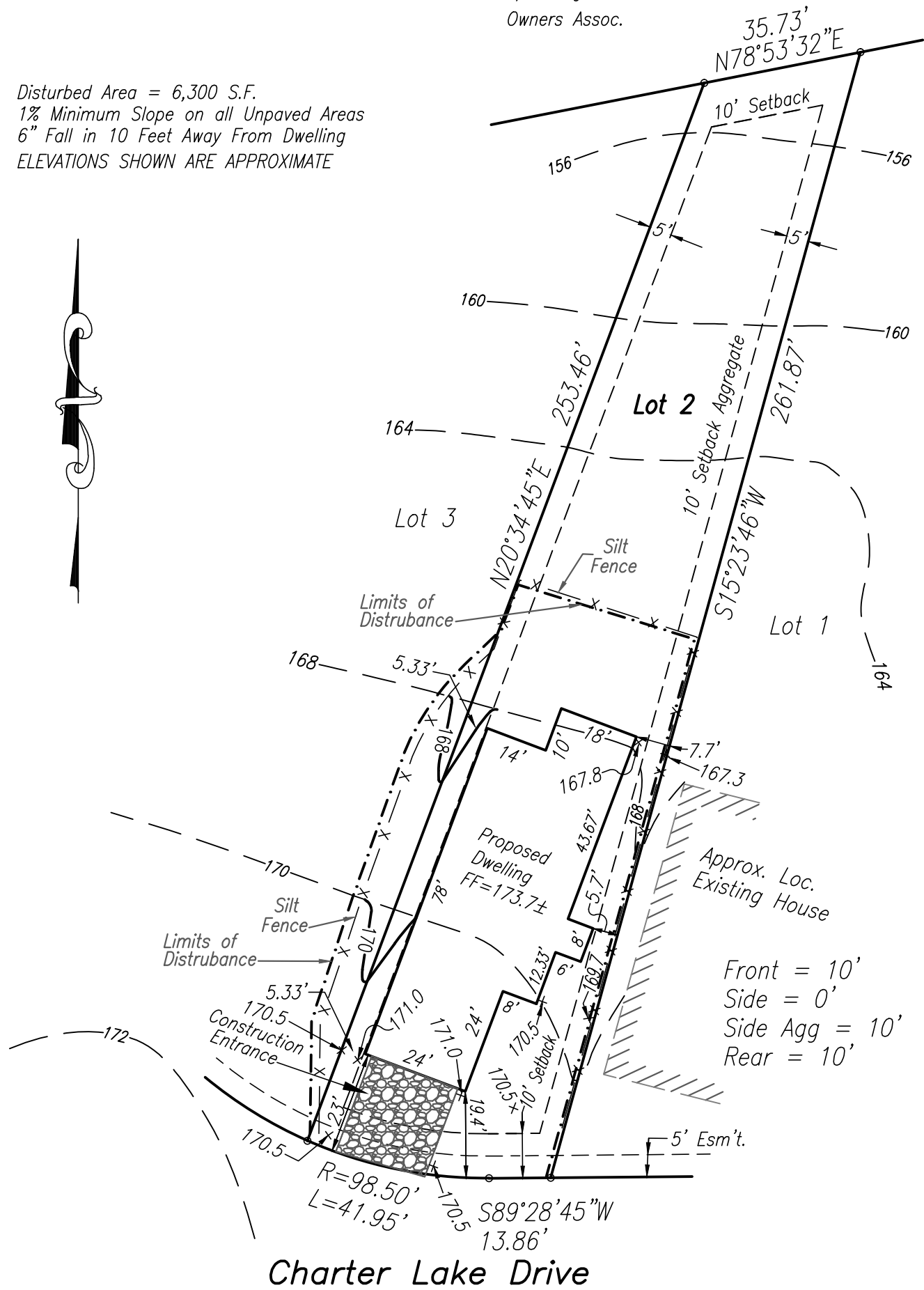


Second Floor Plan

Lot 2 Typical Dwelling

N/F Kings Charter
Owners Assoc.

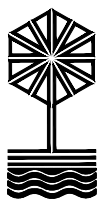
Disturbed Area = 6,300 S.F.
1% Minimum Slope on all Unpaved Areas
6" Fall in 10 Feet Away From Dwelling
ELEVATIONS SHOWN ARE APPROXIMATE



Front = 10'
Side = 0'
Side Agg = 10'
Rear = 10'

PLOT PLAN OF LOT 2 CHARTER LAKE IN THE ASHLAND DISTRICT, HANOVER COUNTY, VIRGINIA

Scale: 1" = 30'



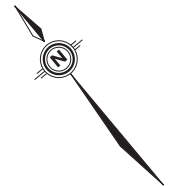
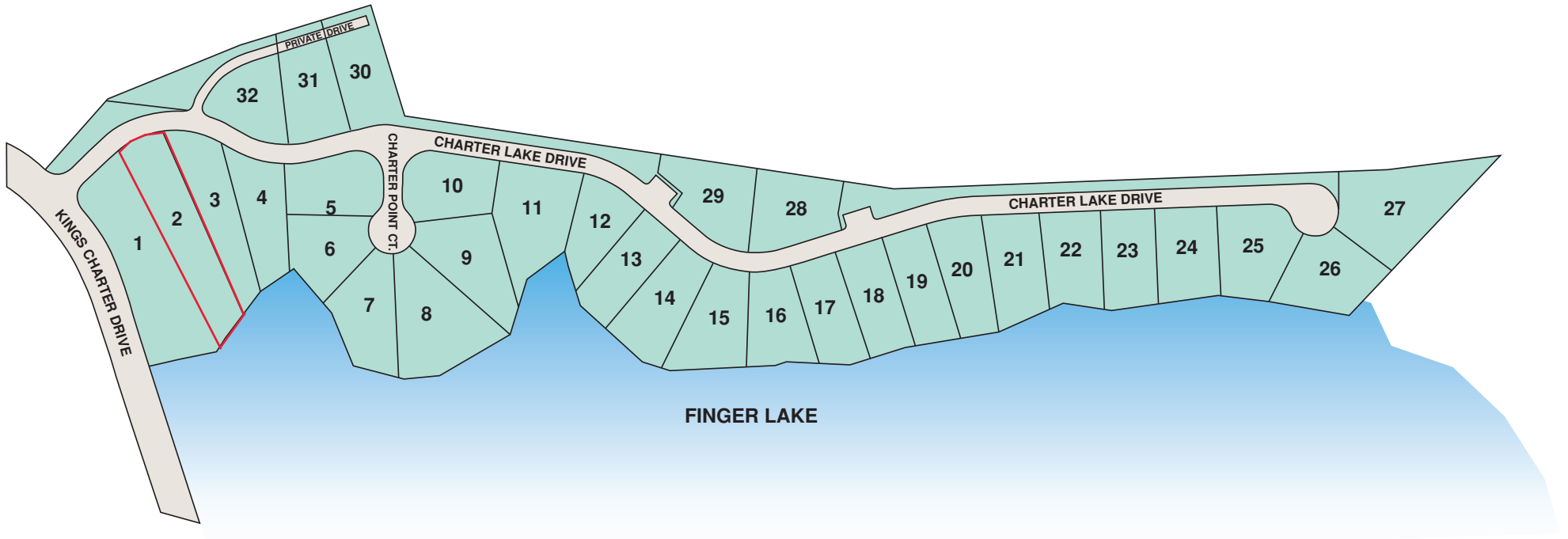
E.D. **LEWIS & ASSOCIATE** S.P.C.
2116 Spencer Road · Richmond, VA 23230

JN 15113



CHARTER LAKE

AT KINGS CHARTER



This site map illustrates a general plan which is subject to changes and revisions. Information is for illustrative purposes only and is not necessarily intended to be exact. Illustration may not represent final development details. Represented by Metropolitan Real Estate.

