



CHO  
COLONIAL  
HOMECRAFTERS  
LTD  
CRAFTED FOR LIFE

Lot 18 CD Riverlake Colony

## St. George

**18 CD Riverlake Colony**  
**9701 Sloman Place Henrico, VA. 23238**

**\$3,399,000**

**Approx. 5,790 sq. Ft. Finished Area**

| Square footage breakdown |       | Ceiling Height: | Finish Schedule: |
|--------------------------|-------|-----------------|------------------|
| First Floor              | 3,200 | 10'-0"          | Finished         |
| Second Floor             | 2,590 | 9'-0"           | Finished         |
| Exterior Living Spaces   |       |                 |                  |
| Garage                   | 975   |                 |                  |
| Front Porch              | 105   |                 |                  |
| Back Porch               | 425   |                 |                  |

### Exterior Living:

- Andersen, Low E, 400 series, White
- Front Door, Custom Mahogany Wood Door with Glass Panes
- Brick Home with Jack Arches on Front First and Second Floor Windows, Operable Shutters
- Masonry Foundation with Waterproofing and Drain tile System Interior and Exterior
- Covered Front Stoop with Bluestone Paving
- Aggregate Driveway, Circular
- Bluestone Front Walk
- Covered Rear Porch with Bluestone Paving and Wood Burning Fireplace with Stone Face, Hearth and Mantle
- Outdoor Kitchen
- Grand Manor Roofing, Black Pearl
- Sod and Irrigation Front, Rear and Side Yard
- 3 Car Garage
- Landscaping

### Interior Living:

- First Floor Primary Bedroom with Adjoining Retreat with Masonry Fireplace, Gas Logs
- Private Office with Hidden Bookcase Door
- Curved Front Staircase, 2 Story, Paneling, Entry Hall
- Open Kitchen to Family Living
- Separate Informal Dining Area
- Formal Dining Room with Bay Window and Coffered Ceiling
- 4 Bedrooms with 4 Bathrooms on Second Floor
- Solid Oak Random Width Hardwood Flooring in Entry Hall, Formal Dining Room, Family Living, Kitchen, Pantry, Primary Bedroom, Retreat, Office, Upstairs Hallway, Mudroom and Half Bath
- Carpet in Upstairs Bedrooms and Recreation Room over Garage
- Laundry Room, First Floor, Washer/Dryer Hook-Up, Built ins, Laundry Sink and Ceramic Tile Floor
- Mud Room with Built in Cubbies and Closets
- Family Living: Direct Vent Fireplace with Gas Logs, Custom Bookcases on either side

**Kitchen:**

- Custom, Painted, Inset, Flat Panel Cabinets with soft close doors and drawers
- Quartz Countertops, 3cm
- 18 gauge Stainless Steel Undermount Sink, Kohler Purist 1.5 GPM Bridge Kitchen Faucet, Vibrant French Gold
- Tile backsplash
- Undercounter Lighting
- Kitchen Island with Breakfast Bar Overhang
- Walk in Pantry
- Appliance Package:

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| GR606DG        | WOLF 60" all gas range with six burners double griddle                      |
| PW602718       | WOLF 60" pro wall hood                                                      |
| 808332         | WOLF 1100 CFM in line blower                                                |
| MDD30PM/S/PH   | WOLF 30" M series pro drop down door microwave oven ss                      |
| SGX78B55UC     | Bosch 800 Series 24" Dishwasher, Quantity 2                                 |
| AM-50BAJ       | Hoshizaki 15" under counter ice maker                                       |
| 79848L-ISE     | Insinkerator Disposal ¾ hp with cord                                        |
| MDD30PM/S/PH   | Wolf 30" Wall Microwave                                                     |
| CL4850SID/S/PH | SUB ZERO 48" side by side with internal dispenser stainless with pro handle |

**Butler's Pantry:**

- Custom, Painted, Inset, Flat Panel Cabinets with soft close doors and drawers, Glass Doors on Upper Cabinets
- Tile backsplash
- Quartz Countertops, 3cm
- PWS06DSPSS GE 24" PROFILE DUAL ZONE WINE UNIT IN SS

**Primary Suite:**

- First Floor, Random Width Hardwood Floors
- Crown Molding
- Retreat with Masonry Fireplace and Gas Logs and Crown Molding

**Primary Bath:**

- Painted Flat Panel Cabinets Vanity with Quartz Tops
- Kohler Composed Widespread Bathroom Faucet with Lever Handles, Vibrant French Gold
- Ceramic Tile Floor
- Dual Closets, with custom built cabinets
- Freestanding Tub, Composed Deck Mounted Roman Tub Filler with Built-In Diverter Hand Shower
- Ceramic Tile Shower with Clear Glass Shower Door
- Water Closet, Toto Toilet

**Half Bath, first floor:**

- Vanity, Furniture Style, with Quartz Top, Toto Toilet

**Baths:**

- Moen Voss Bath Fixtures, Chrome or Brush Nickel and TOTO toilets
- Bathroom Vanities, painted cabinets with Quartz Countertop, Ceramic Tile Floor
- Tiled Shower with Glass Shower Door
- Tiled Tub Surrounds in Baths with Curved Shower Curtain Rod

**Hardware:**

- Baldwin Square Door Lever Set with Contemporary Square Rosette
- Exterior: Andersen Doors, Andersen Locks

**Moulding:**

- 8" 2 Member Base First Floor, Second
- 3 1/2" Adams Casing Throughout
- Coffered Ceiling in Formal Dining Room
- Double Member Crown Entry Hall, Kitchen, Living, Office, Retreat, Primary Suite
- Dining Room and Entry Hall, Panel Moulding, Flat Panel with OG Inset
- Presswood Closet Shelving and Fir Closet Rods
- Doors, Raised 2 Panel, Solid Core, 8' first floor, 6'8" second floor

**Energy Standards:**

- Energy Efficient Insulation Package, Icynene Attic
- Blown in Fiberglass in Walls
- Ventless Crawl with Passive Radon Vent
- Ventless Attic
- Andersen Windows and Doors, Low E, 400 series,
- Zoned HVAC system Gas Heat and Air Conditioning with Separate Zones Controlled by Thermostats
- Tankless Gas Hot Water Heater

**Technology:**

- Structured Cables Package 8 with Media Center and Input Feeds
- 1-Structured Cable Enclosure 8 Locations of CAT5e or RG6
- 1-CAT6 and 1-RG6 Input Feeds CAT5e Wire and Hardware, 3-Wireless Access Point

**Audio:**

- Sonos Room Schedule First Floor: Living, Kitchen, Family, Dining, and Covered Porch

**Outdoor Kitchen:**

- Bluestone Top
- Grill 42" Coyote 42" S Series Outdoor Grill Natural Gas
- Stainless Steel Hood
- Brick base with Door and Drawers

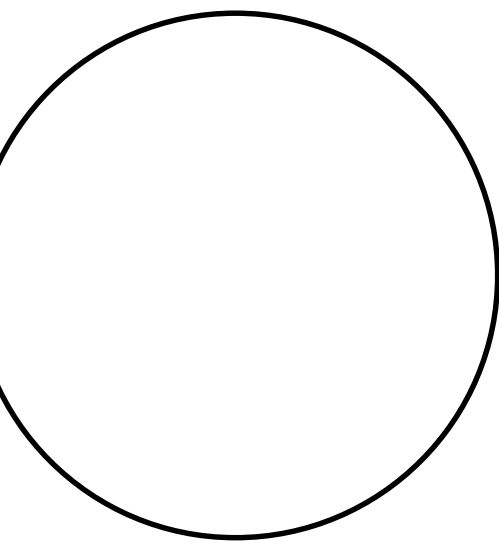


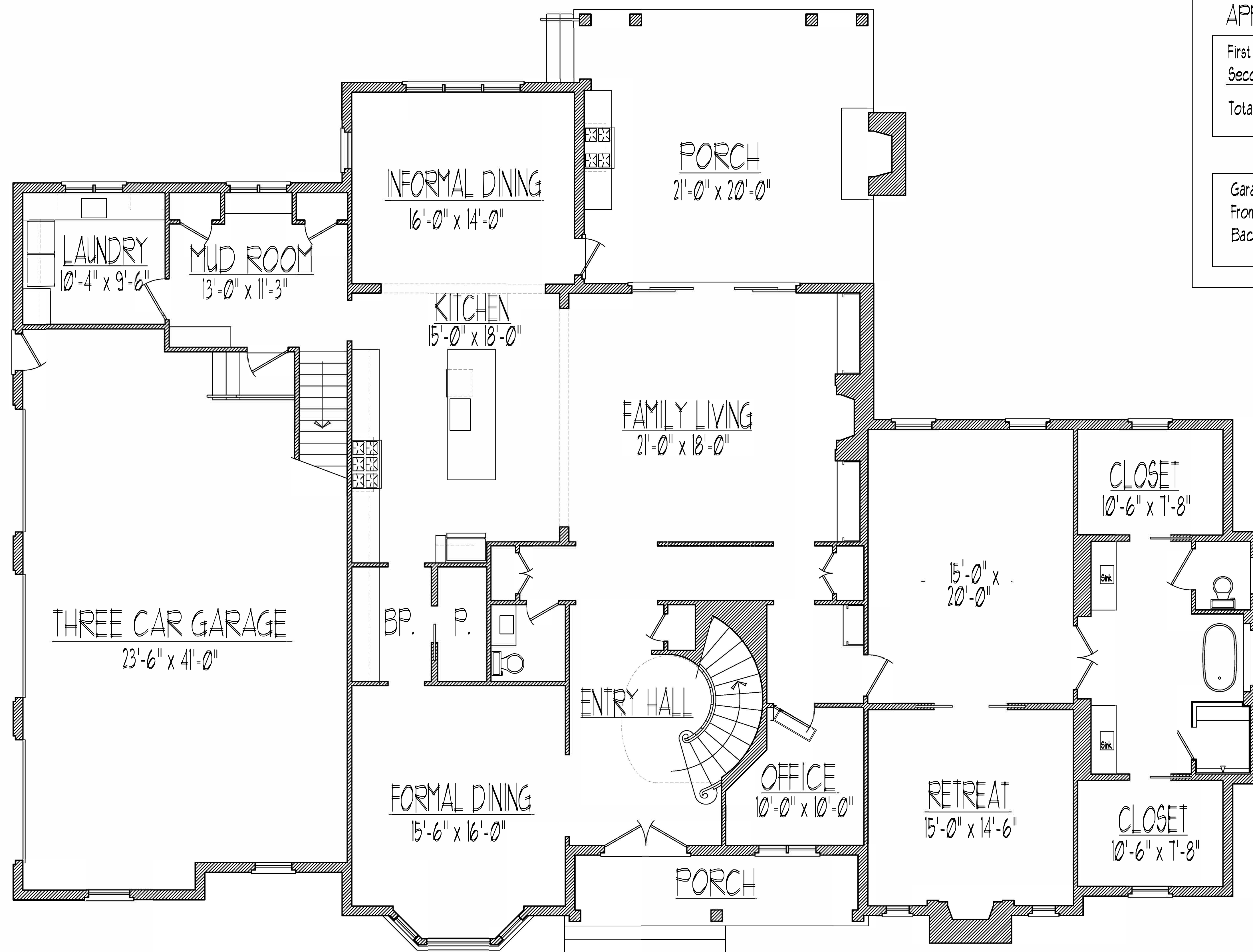
*Colonial Homecrafters, Ltd.*  
*1791 Cambridge Drive Richmond, Va. 23238*  
*804.741.6061*  
*www.chchomes.com*



FRONT

THE SAINT GEORGE  
Colonial Homecrafters



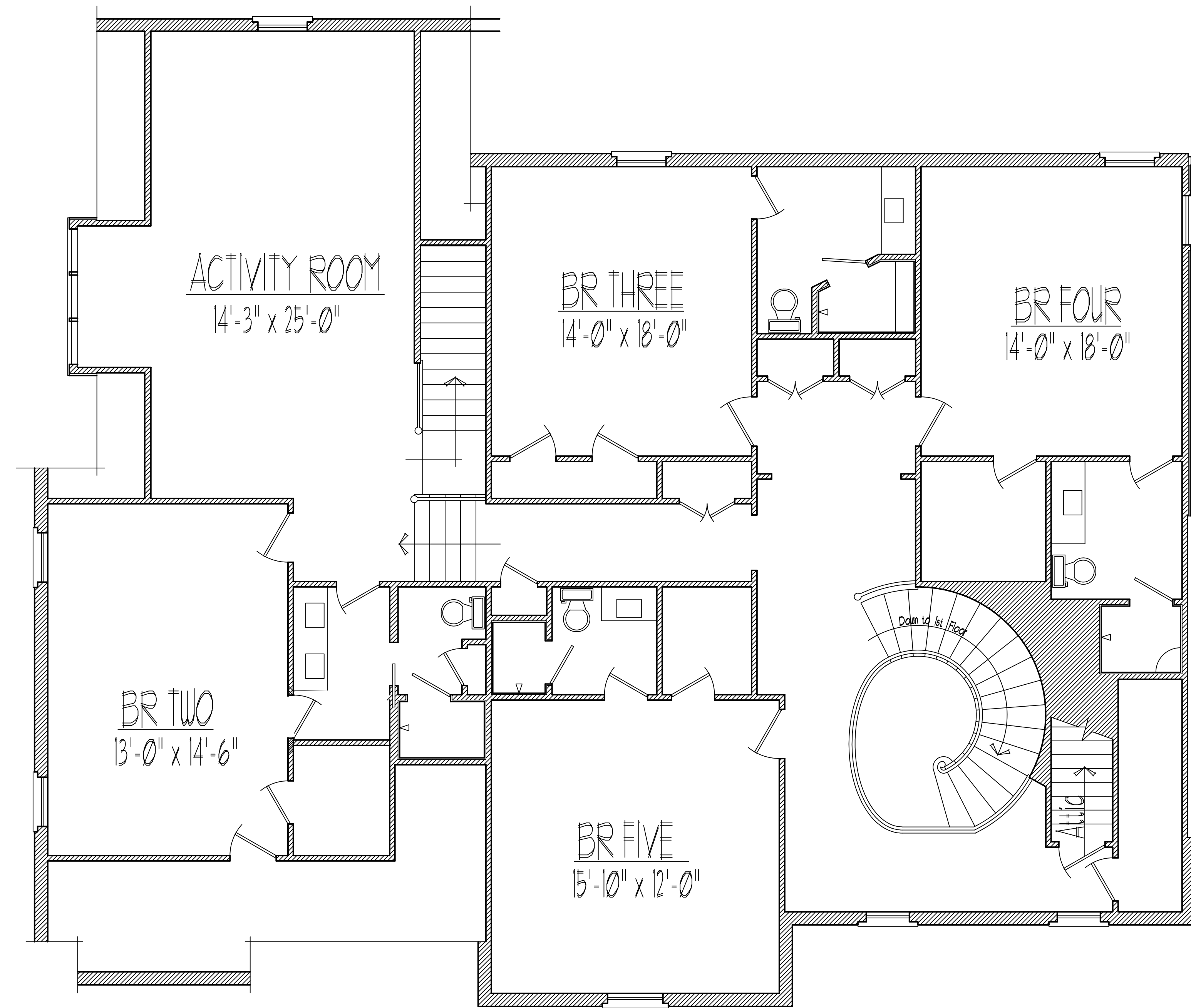


#### APPROXIMATE SQUARE FOOTAGES

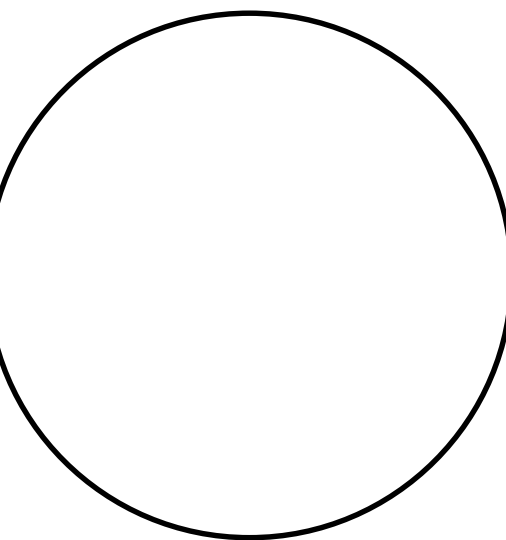
|              |      |
|--------------|------|
| First Floor  | 3200 |
| Second Floor | 2590 |
| Total        | 5790 |

|             |     |
|-------------|-----|
| Garage      | 915 |
| Front Porch | 105 |
| Back Porch  | 425 |

FIRST FLOOR



SECOND FLOOR



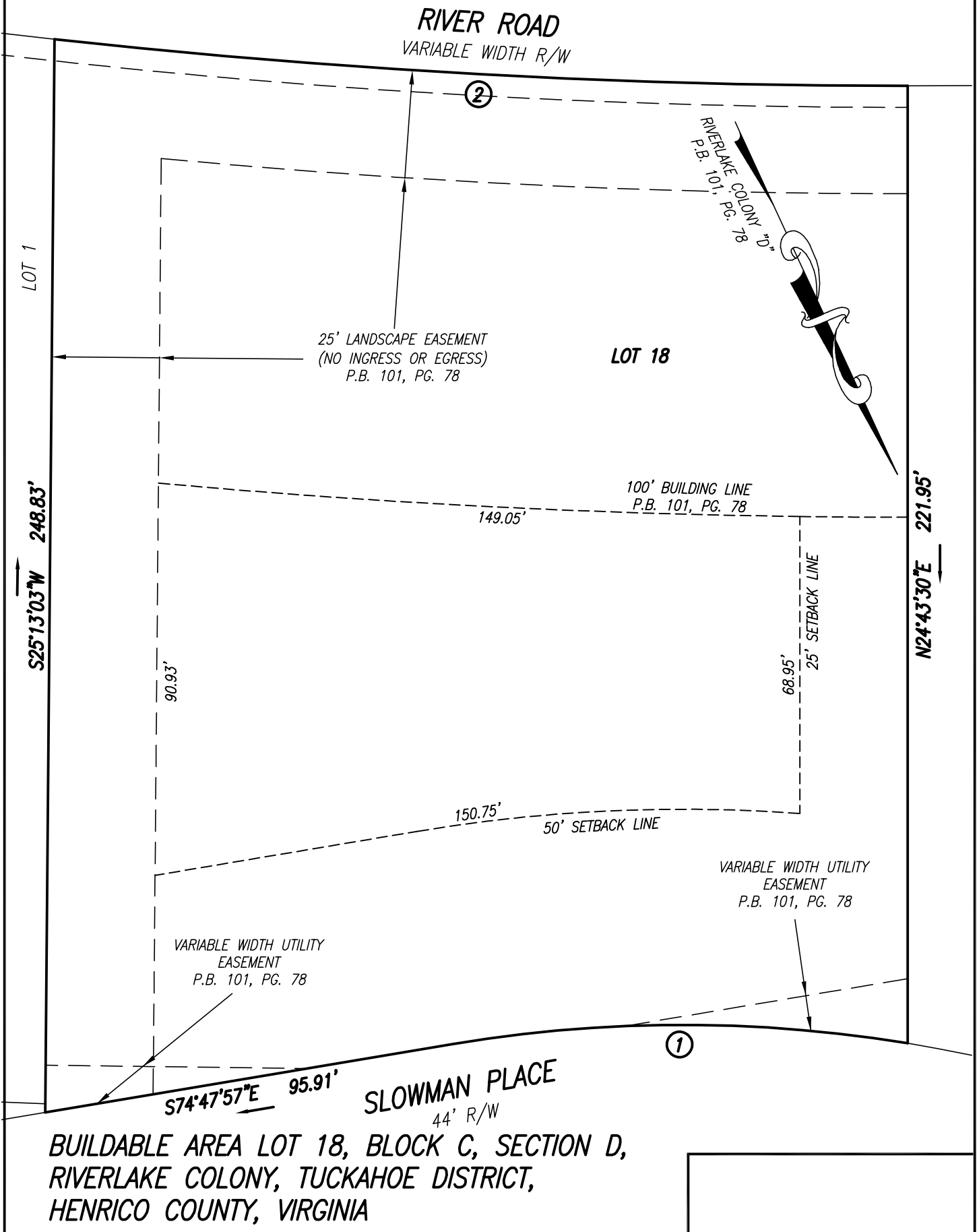
Colonial Homecrafters, Ltd.

NOTE:

THIS PLOT PLAN DOES NOT REPRESENT AN ACTUAL PHYSICAL IMPROVEMENT SURVEY.

ZONING: R-0 SINGLE FAMILY RESIDENCE

FRONT - 50'      SIDE - 20' TOTAL - 50'  
REAR - 50'      LOT WIDTH = 200'



SCALE: 1" = 30'

An aerial photograph of a residential neighborhood. A large, rectangular lot is outlined in white and labeled '18 CD'. The lot is mostly bare, brownish-yellow ground. To the left of the lot is a large, light-colored house with a dark roof. To the right is a large, multi-story brick house with a complex roofline and a circular driveway. A road, labeled 'Sloman Place', runs along the bottom of the image. The background is filled with trees and other houses.

18 CD

Sloman Place