



**Lot 1 FB**  
**Riverlake Colony**

# Colonial Homecrafters, Ltd.

2026

1791 Cambridge Drive \* Suite 102 \* Richmond, Va. 232338  
804.741.6061 office \* 804.741.4984 \* [www.chchomes.com](http://www.chchomes.com)

## Lot 1 FB Riverlake Colony

**\$ 1,845,00**

Engineered Footings with Soil Analysis

Approx. 4,559 sq. Ft. Finished Area

### Square footage breakdown:

### Ceiling Height:

### Finish Schedule:

#### Interior Living Spaces

Basement	939	10'-0"	Finish
First Floor	1,810	10'-0"	Finish
Second Floor	1,810	9'-0"	Finish
Third Floor	862	8'-0"	Unfinished

#### Exterior Living Spaces

Garage	836
Patio	640
Loggia/Deck	320

#### Exterior Living:

- Andersen, 200 Series, Low E, Vinyl Tilt-In Insulated Windows (white)
- Anderson four panel sliding doors
- Front Door, Thermatru Door with Glass Panes
- Brick Veneer, All Sides
- Front Porch with Bluestone Paving and treads
- Black Aggregate walk and patio
- Broen Aggregate Driveway
- Loggia, TREX decking and Aluminum Rails
- Black Aggregate Concrete Patio Under and Deck with Sidewalk Connecting Drive
- Grad Manor Roof, Colonial Slate
- Sod and Irrigation Front, Rear and Side Yard
- Three Car Garage: Electric Garage Door Openers
- Lot can accommodate a pool

#### Interior Living:

- 4 Bedrooms, 3 Full Baths and 2 Half Baths
- First Floor office, can be converted into first floor bedroom
- Open floor plan
- Walk out Basement
- Open Front Staircase
- Solid Oak Hardwood Random Width Flooring in Foyer, Dining Room, Library, Family Room, Half Bath, Kitchen, & Upstairs Hallway
- Direct Vent Fireplace with Gas Logs in Family Room
- Bedrooms Carpet and walk in closets
- Laundry Room, Second Floor

**Basement Level:**

- Large Recreation Room, LVT FLOOR
- Drop Zone with Lockers/Closet and LVT Floor
- Wet Bar: Kraftmaid Painted flat panel doors
  - Quartz Countertops, Level 2, Stainless Steel Undermount Sink
  - GE Spacemaker Compact Refrigerator GCE06GSHSB
- Bath: Kraftmaid Vanity with Quartz Top, Level 1, Moen Voss Fixture, Toto Toilet
- 3 Car Garage, Oversized

**Kitchen:**

- Custom Kitchen cabinets, Painted, Shaker Flat Panel Cabinets, Dove White with soft close doors and drawers,
- Quartz Countertops, Level 2, with 18 gauge Stainless Steel Undermount Sink, Elkay, Align, Moen, Stainless
- Kitchen Island with Breakfast Bar Overhang
- Walk in Pantry
- Appliance Package:

CL4250UFD/S/T	SUB ZERO 42" FRENCH DOOR BOTTOM FREEZER
CG365P/S	Wolf 36" Pro Gas Cooktop
AK9234BS	Zephyr 36" Liner Hood
SO30TE/S/TH	Wolf 30" E Series Convection Wall Oven
MDD30TE/S/TH	Wolf 30" E Series Built In Microwave
G5056SCVISFP	Miele Futura Classic Dishwasher front Controls 3rd Rack
	Disposal Insinkerator ½ Horsepower

**Butler's Pantry:**

- Custom Kitchen cabinets, Painted, Shaker Flat Panel Cabinets, Dove White with soft close doors and drawers
- Quartz Countertops, Level 2

**Walk in Pantry:**

- Stained wood countertop
- Open Shelves

**Primary Suite:**

- Carpet
- Crown Moulding

**Primary Bath:**

- Kraftmaid Painted Flat Panel Cabinets Vanity with Quartz Tops, Moen Voss Fixture
- His and Hers Walk in Closet
- Bath, Ceramic Tile, Kraftmaid, Painted, Shaker Flat Panel Cabinets, Dove White Quartz Level 2 Top,
- Voss, Moen, Brushed Nickel, Chrome, Matte Black
- Freestanding tub, Water Closet, Large Tile Shower, Ceramic Floors

**Half Bath, first floor:**

- Vanity with Quartz Top, Moen Voss Fixture, Toto Toilet

**Baths:**

- Moen Voss Bath Fixtures and TOTO toilets
- Bathroom Vanities, painted cabinets with Quartz Countertop, Ceramic Tile Floor
- Tiled Shower with Clear Glass Shower Door
- Tub with Surround and Curved Shower Rod

**Hardware:**

- Schlage Latitude Door Hardware, Brushed Nickel, Chrome, Oil Rub Bronze, Matte Black
- Towel Bars and Toilet Papers in ½ Bath, Full Baths and Primary Bath, Moen to match Bath Fixtures

**Moulding:**

- 1x8, first floor, 1x6 second floor, Base Molding
- 1x4 with 1x6 header and decorative piece casing
- Panel molding and Coffered Ceiling in Dining Room
- Two Member Cornice Molding Foyer, Dining Room, Kitchen, Family Room, Primary Bedroom and Upstairs Hall
- MDF Closet Shelving and Fir Closet Rods
- Doors, Raised 2 Panel, Solid Core

**Energy Standards:**

- Andersen, 200 Series, Low E
- Energy Efficient Insulation Package, Blown Cellulose/Fiberglass in Walls and Ceilings
- Primary Bath, Laundry Room, Half Bath and Pipes Insulated for Quietness
- 2 Zone Dual Fuel Heat and Air Conditioning with Separate Zones Controlled by Thermostats
- Tankless Gas Hot Water Heater

**Technology:**

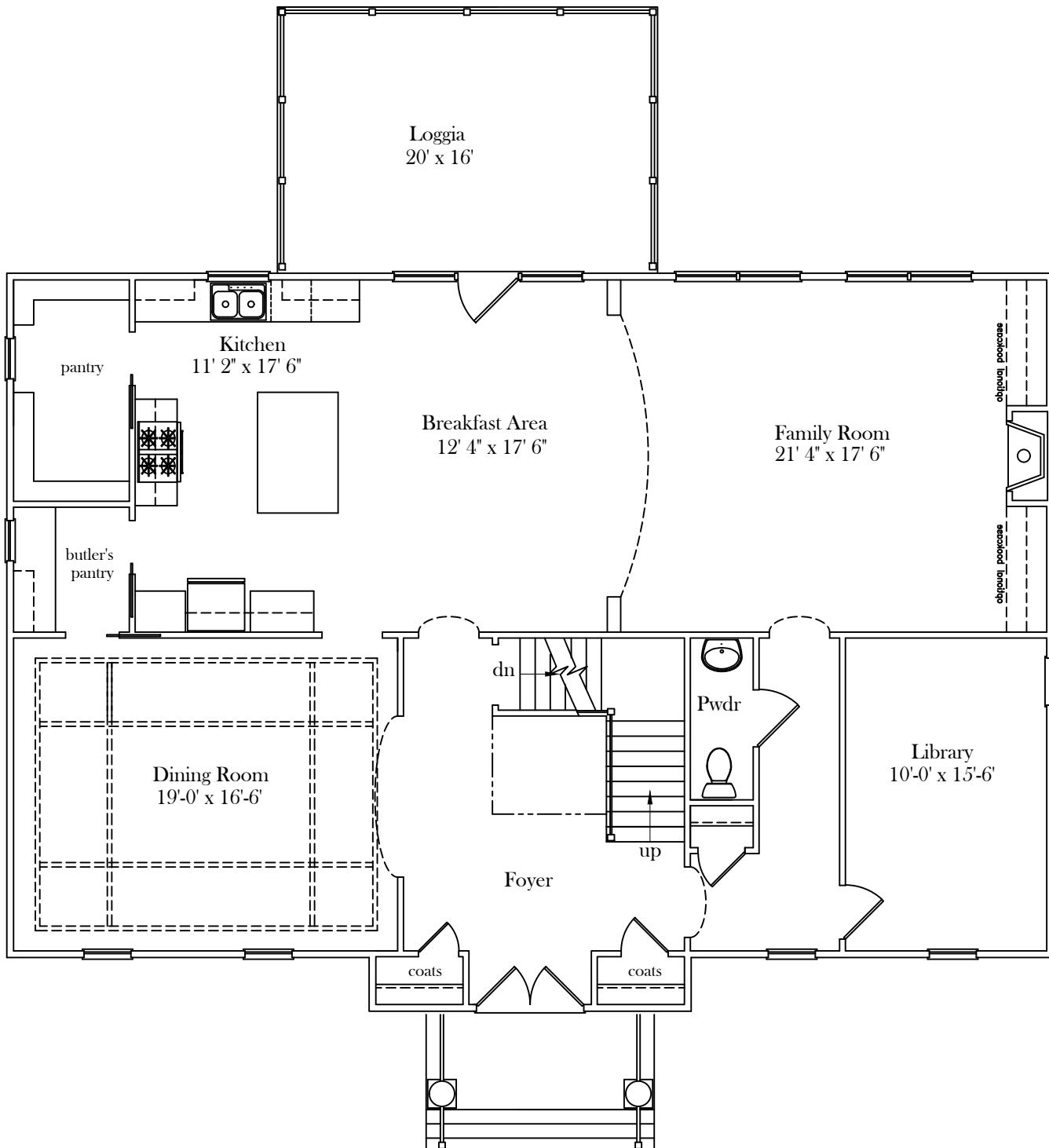
- Structured Cables Package 8 with Media Center and Input Feeds
- 1-Structured Cable Enclosure 8 Locations of CAT5e or RG6
- 1-CAT6 and 1-RG6 Input Feeds CAT5e Wire and Hardware, 2-Wireless Access Point

**Third Floor:**

- **Unfinished**
- Plumbing and electrical roughed in

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

# Tuckahoe III



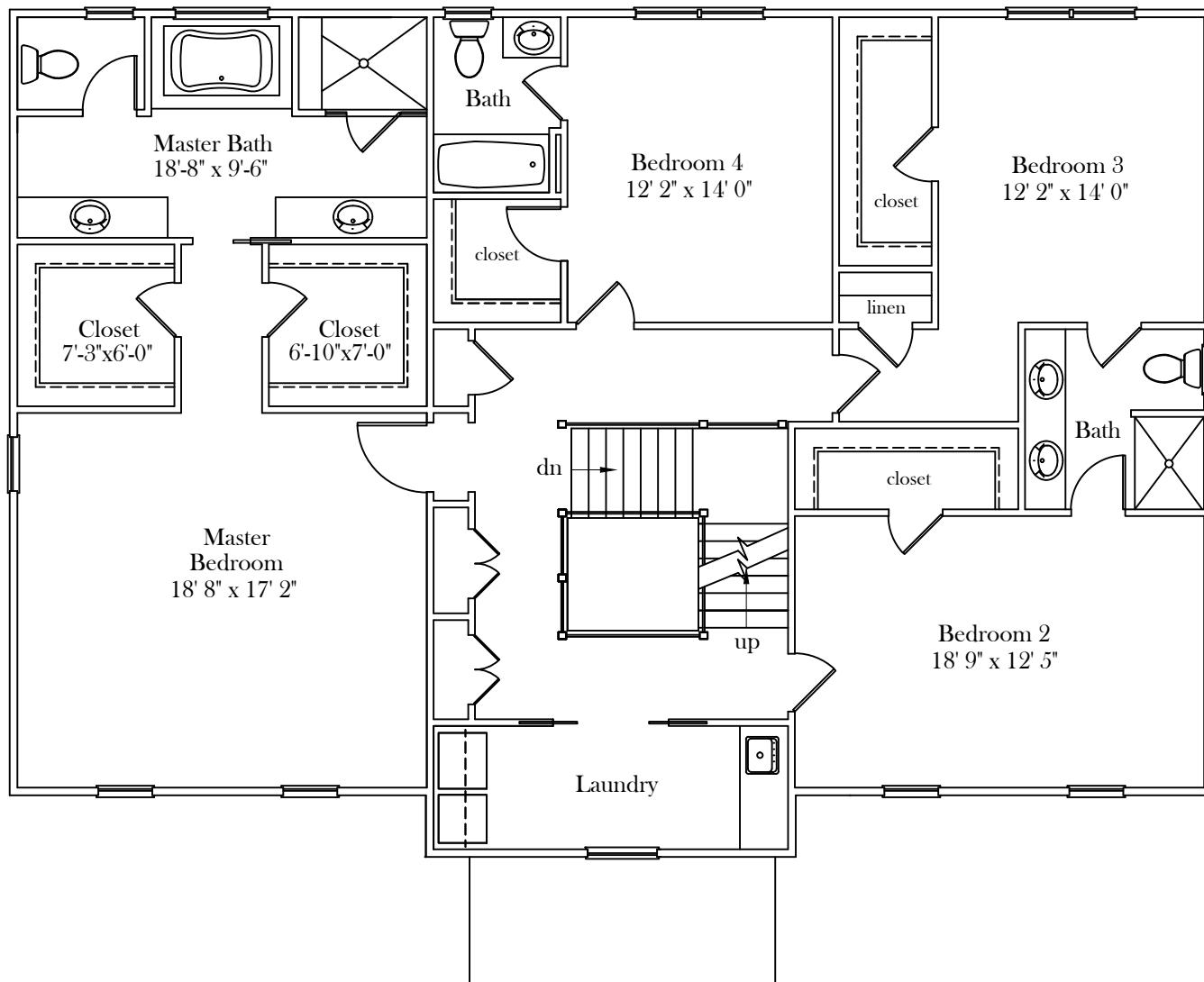
SQUARE FOOTAGE  
FIRST FLOOR 1,810

## First Floor Plan

CHC  
COLONIAL  
HOMECRAFTERS  
LTD  
CRAFTED FOR LIFE

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

# Tuckahoe III

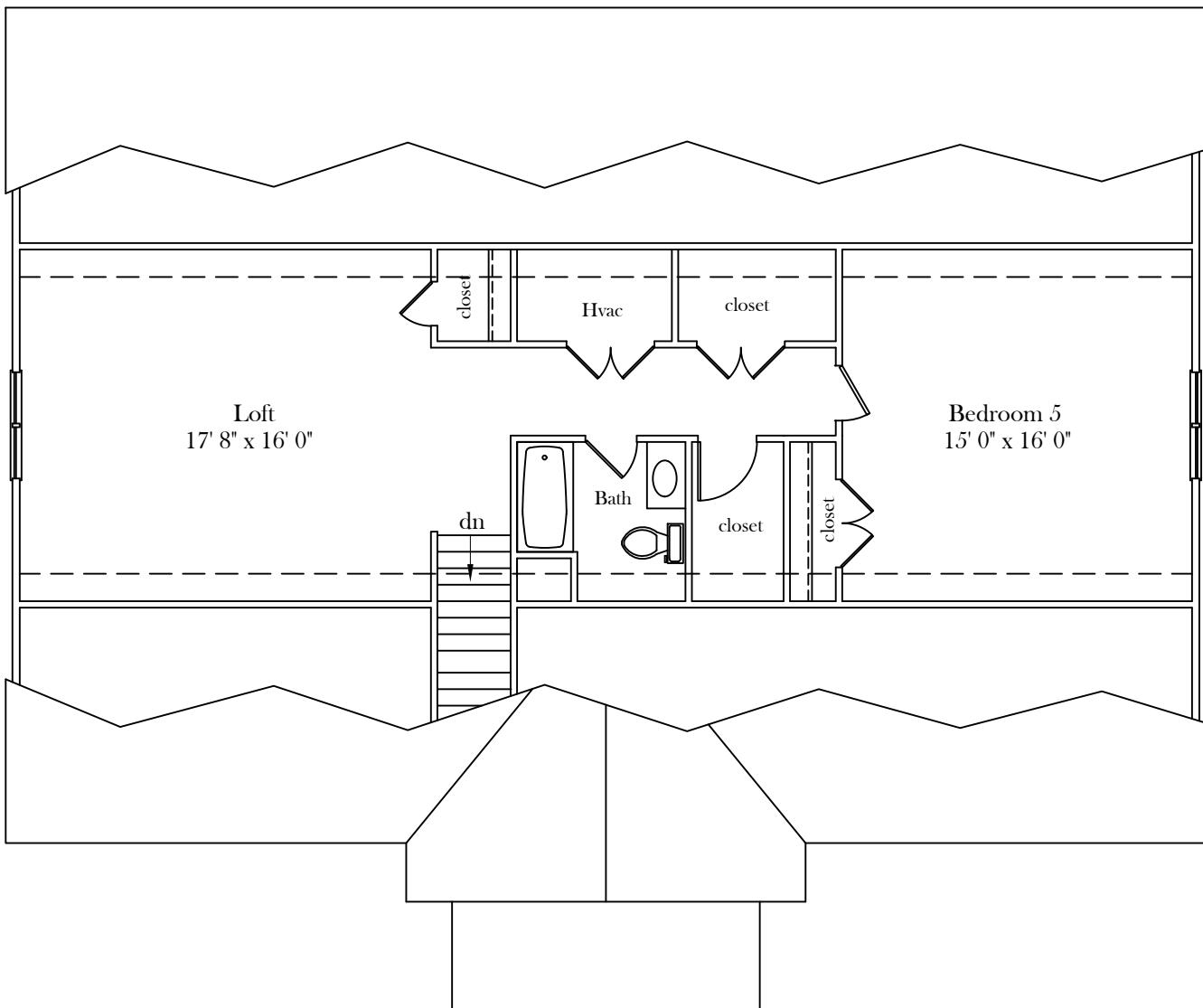


## Second Floor Plan

SQUARE FOOTAGE  
SECOND FLOOR 1,810

CHC  
COLONIAL  
HOMECRAFTERS LTD  
CRAFTED FOR LIFE

# Tuckahoe III



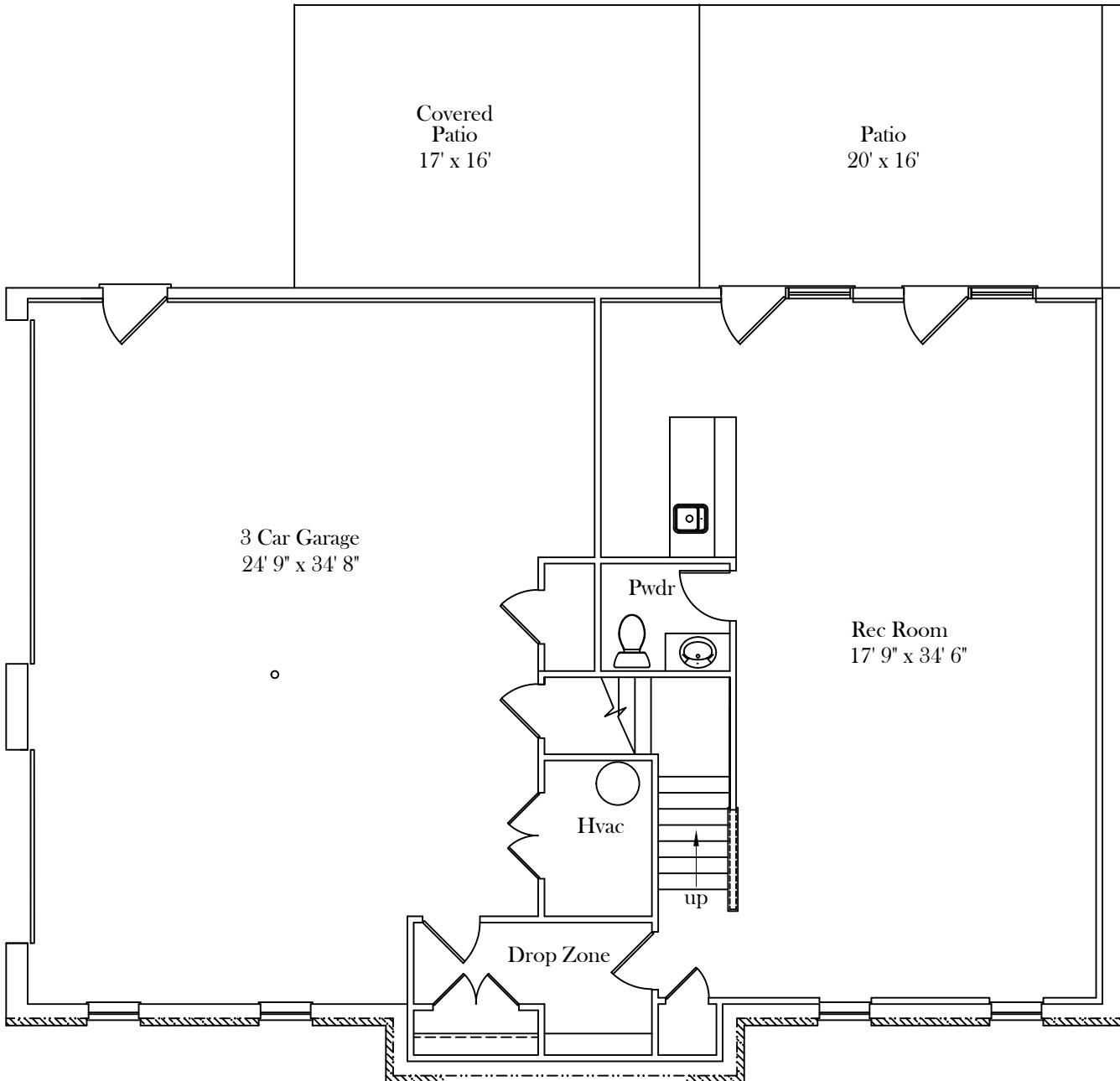
Attic Plan

SQUARE FOOTAGE  
ATTIC LEVEL 862

CHC  
COLONIAL  
HOME CRAFTERS  
LTD  
CRAFTED FOR LIFE

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

# Tuckahoe III



## Basement Plan

SQUARE FOOTAGE  
BASEMENT 939  
GARAGE 836

CHC  
COLONIAL  
HOMECRAFTERS  
LTD  
CRAFTED FOR LIFE

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



47 FB

1FB

Colony Bluff Place

