CHC
COLONIAL
HOMECRAFTERS
LTD
CRAFTED FOR LIFE

Lot 18 CD Riverlake Colony

Colonial Homecrafters, Ltd.

2026

St. George

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

$3,485,000

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 ½” 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

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FRONT

THE SAINT GEORGE

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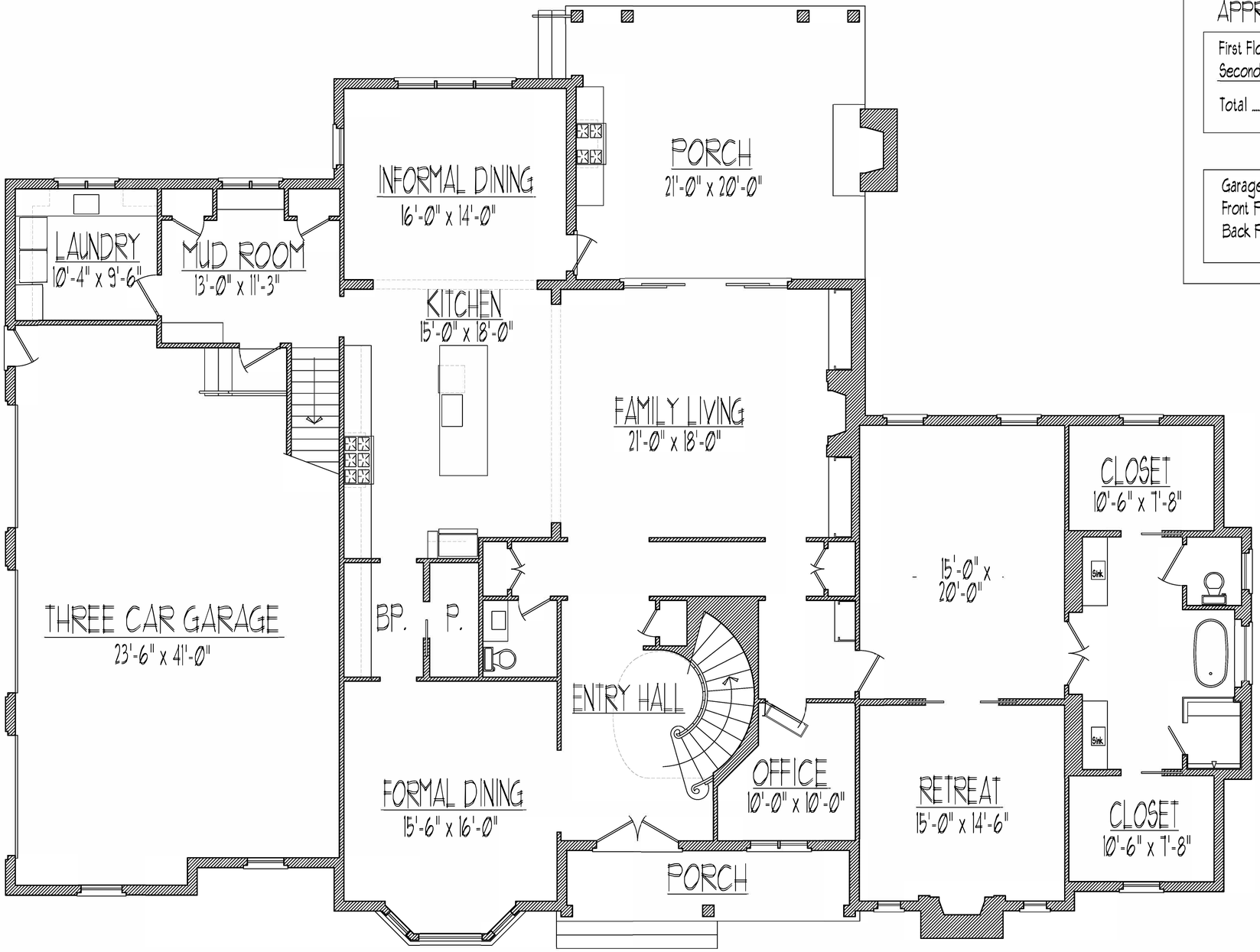

FIRST FLOOR

APPROXIMATE SQUARE FOOTAGES

First Floor	3200
Second Floor	2590
Total	5790

Garage	975
Front Porch	105
Back Porch	425

THE SAINT GEORGE

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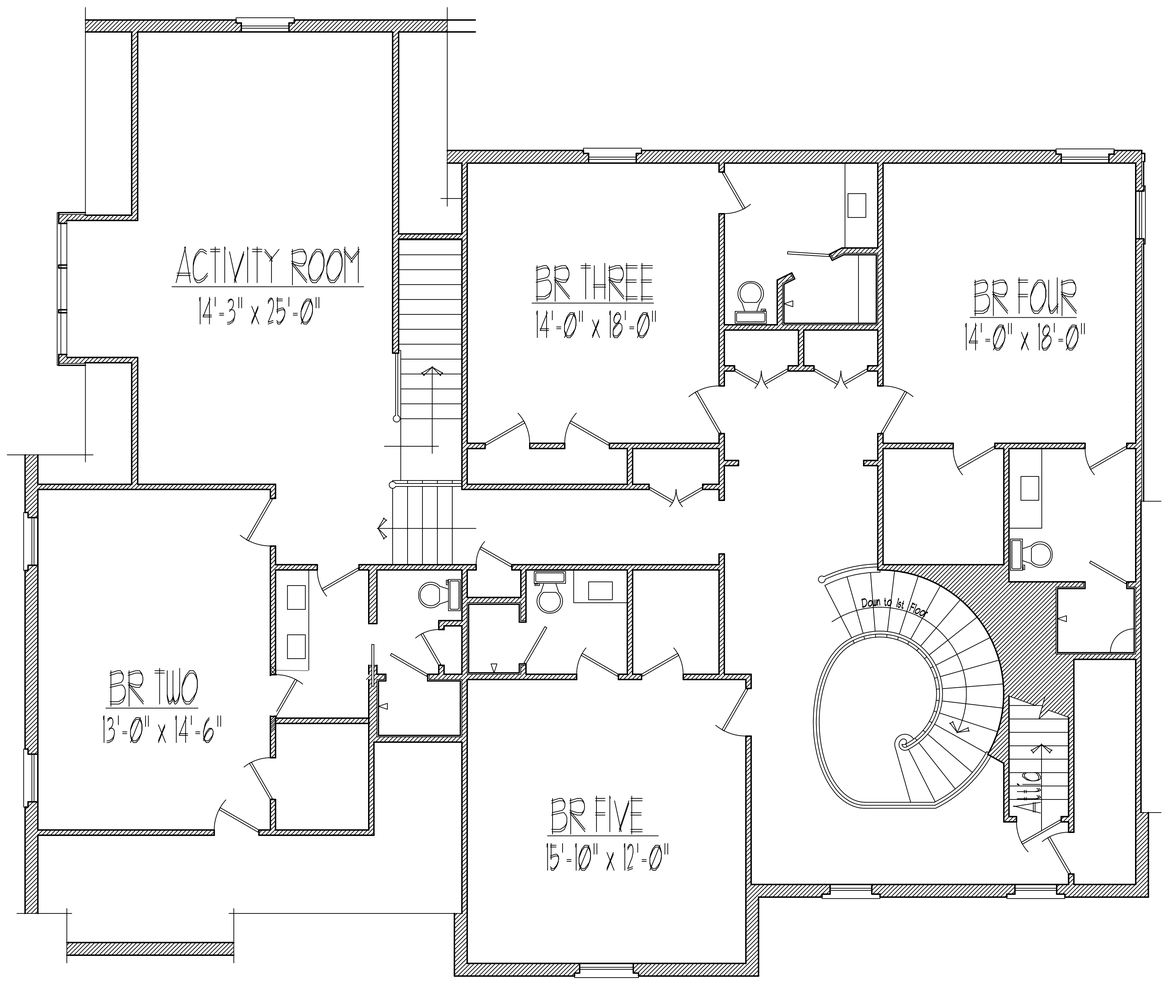

SECOND FLOOR

THE SAINT GEORGE

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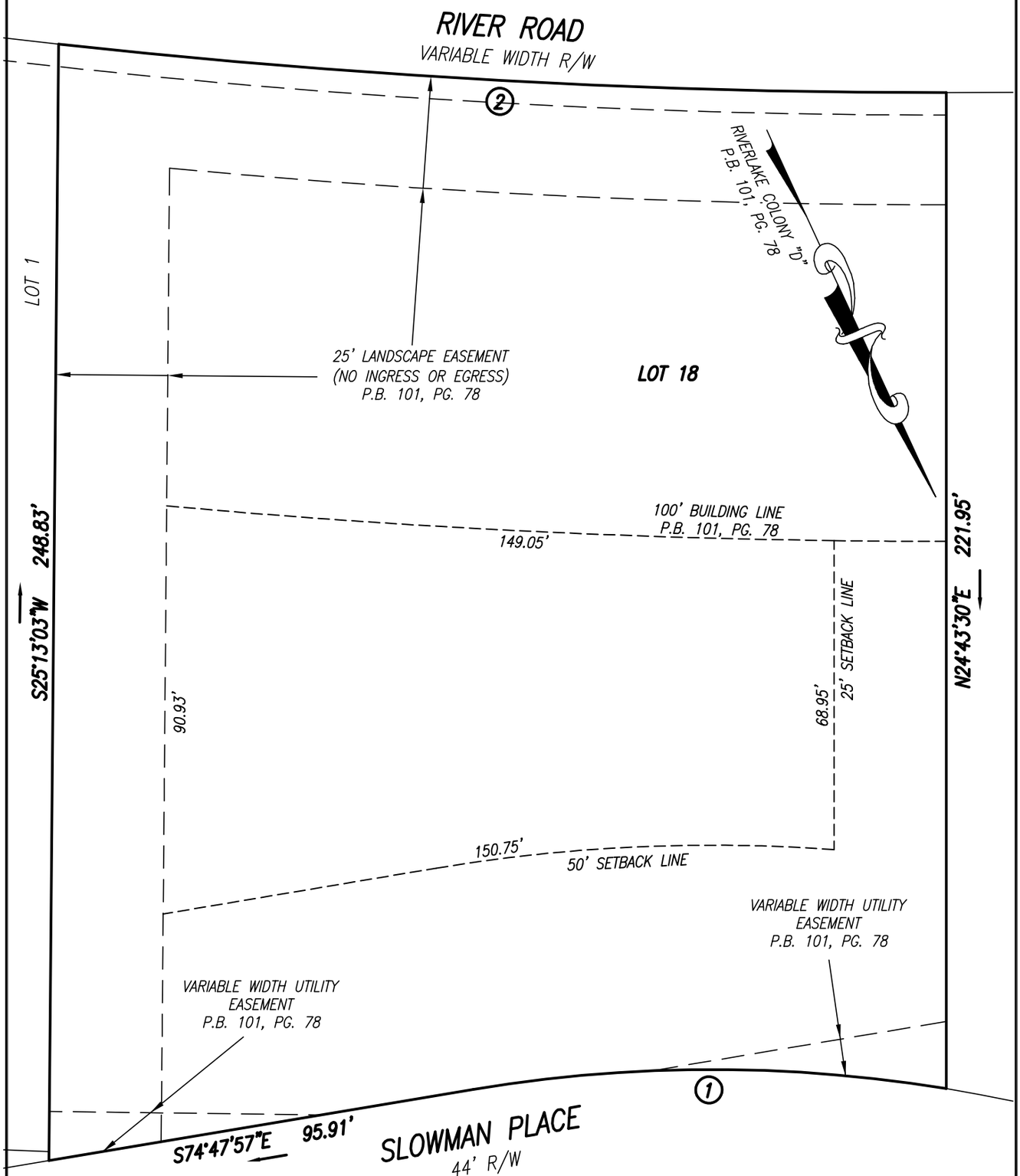
NOTE:

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'



BUILDABLE AREA LOT 18, BLOCK C, SECTION D,
RIVERLAKE COLONY, TUCKAHOE DISTRICT,
HENRICO COUNTY, VIRGINIA

SCALE: 1" = 30'

18 CD
Sloman Place