

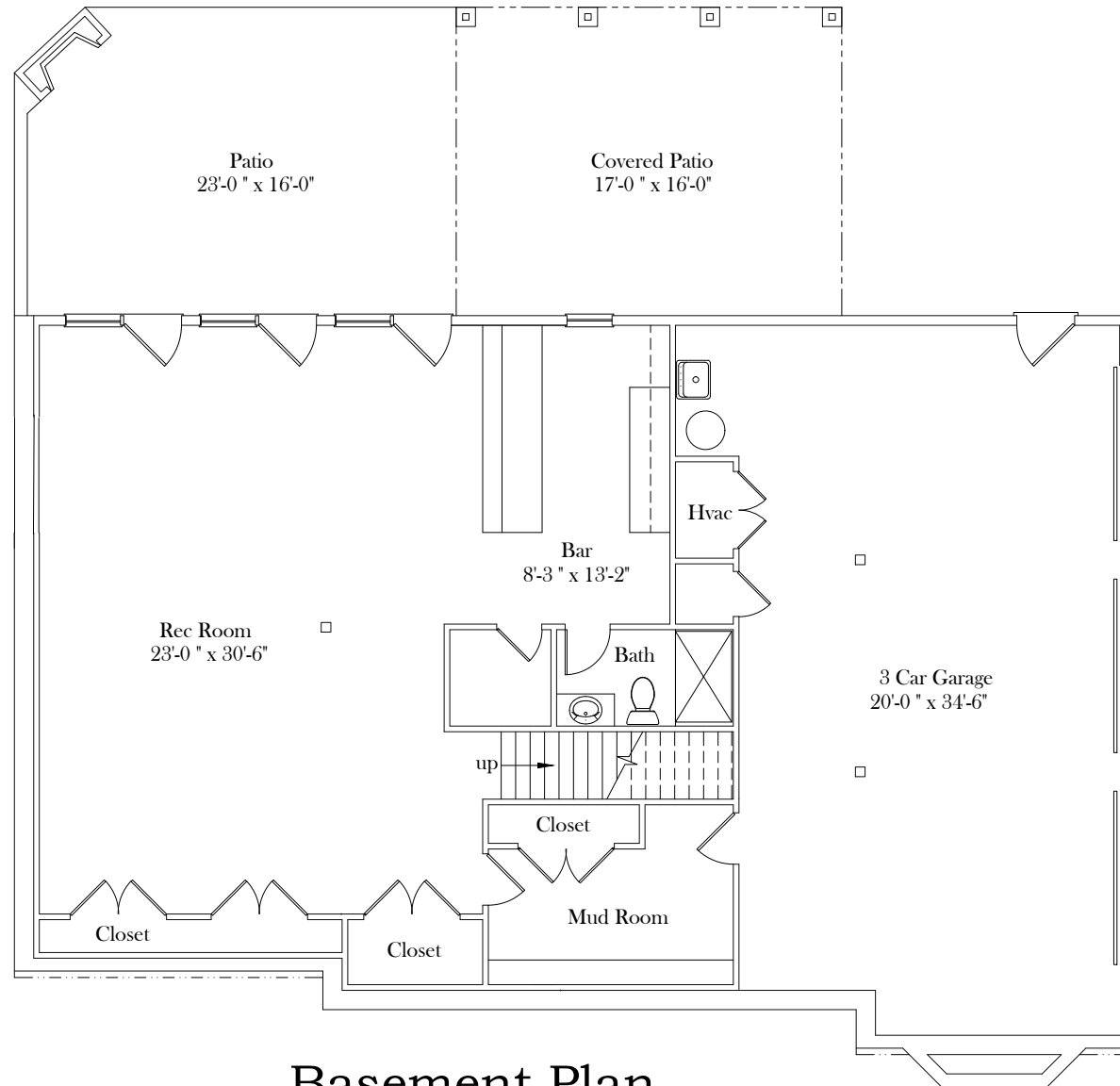
Lot 103 Fox Hall

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

Lot 103 Fox Hall

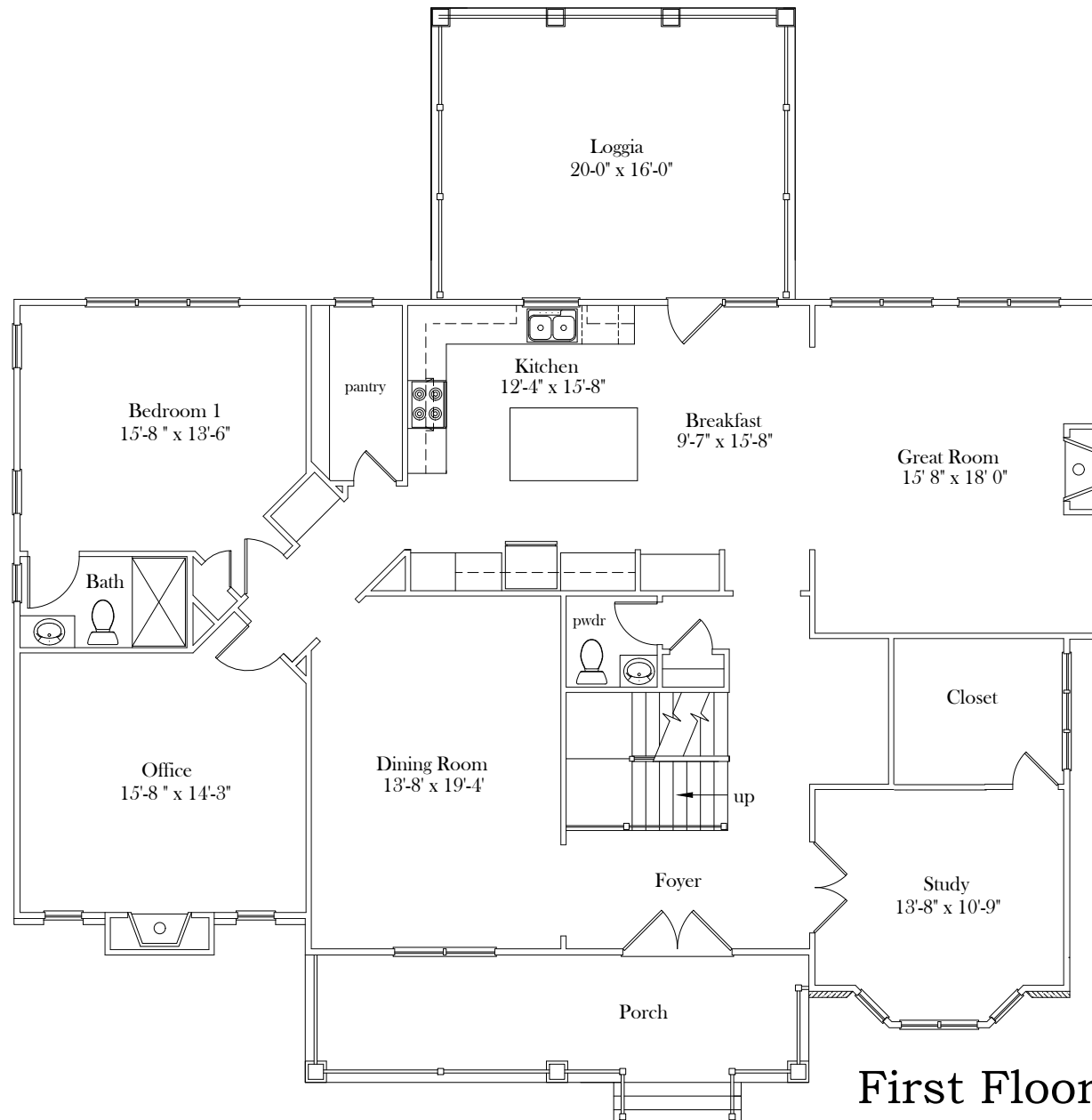


Basement Plan

*Plans and details are approximate and subject to change.
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SQUARE FOOTAGE		
BASEMENT	1,296	
GARAGE	707	
WIDTH - 60'-0" / DEPTH - 59'-0"		

Lot 103 Fox Hall



First Floor Plan

*Plans and details are approximate and subject to change.
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SQUARE FOOTAGE	
FIRST FLOOR	2,140
GARAGE	787
WIDTH - 60'-0" / DEPTH - 59'-0"	

Lot 103 Fox Hall

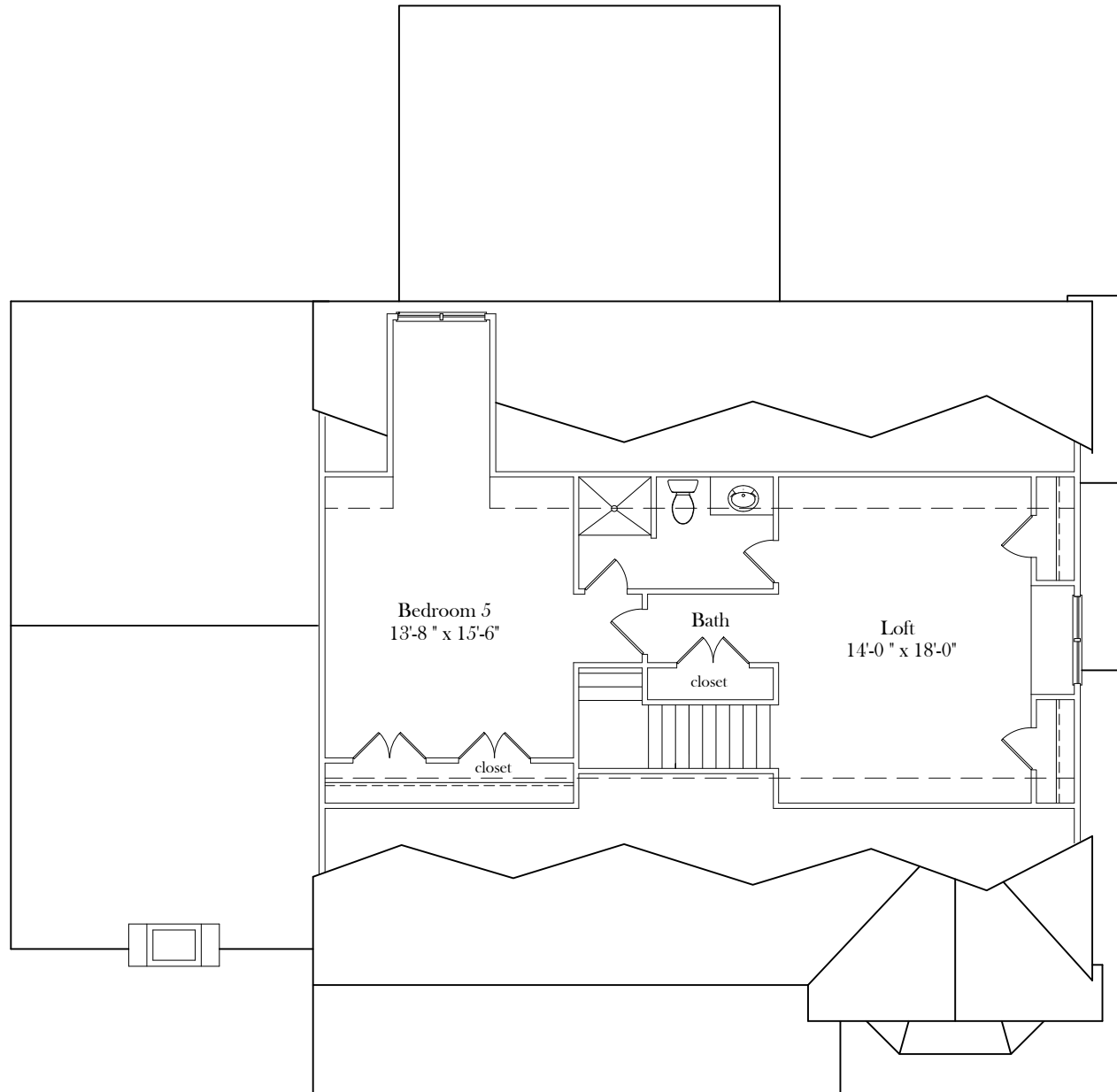


Second Floor Plan

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SQUARE FOOTAGE
SECOND FLOOR 2,021

Lot 103 Fox Hall



Attic Plan

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Colonial Homecrafters, Ltd.

www.chchomes.com

2026

Standard Features

Lot 103 Westham

Fox Hall

\$2,349,950

Engineered Footings with Soil Analysis

Approx. 5,457 sq. Ft. Finished Area

Square footage breakdown:

Ceiling Height:

Finish Schedule:

Interior Living Spaces

Basement	1,296	10'-0"	Finish
First Floor	2,140	10'-0"	Finish
Second Floor	2,021	9'-0"	Finish
Third Floor	797	8'-0"	Unfinish

Exterior Living Spaces

Garage	787
Patio	320

Exterior Living:

- Andersen, 400 Series, Low E, Vinyl Tilt-In Insulated Windows
- Masonry Foundation with Waterproofing and Drain Tile System, Drain Tile on Interior and Exterior of Foundation
- Brick Veneer, Dove Gray Stone on Foundation front, and Board and Batten Front Elevation
- Hardie Plank (Concrete Siding) sides and rear
- Front Porch, Black Aluminum railings, Bluestone Paved Stoop with Bluestone treads
- Asphalt Driveway
- Concrete Aggregate Front Walk, Black Aggregate
- Loggia: 16' x17' with trex decking
- Patio, Black Aggregate 16'x 40', With wood burning fireplace, Dove Gray
- Grand Manor Roof, Black Pearl
- Sod and Irrigation Front, Side and Rear Yard
- Three Car Garage

Interior Living:

- 5 Bedrooms, 5 Full Baths and 1 Half Bath
- First Floor Guest Bedroom with Full Bath
- First Floor Office, with Real Masonry Wood Burning Fireplace and Gas Logs
- First Floor Study
- Direct Vent Fireplace in Great Room
- Solid Oak Hardwood Flooring in Foyer, Study, Office, Dining Room, Great Room, Half Bath, Kitchen, Breakfast, Up Hall
- Carpet In Bedrooms
- Laundry Room, Second Floor, Washer/Dryer Hook-Up, Washer Pan and Dryer Vent, Linen Closet and Ceramic Tile Floor
- Ceramic Tile Floor in Full Baths
- Bathroom Vanities, 2nd floor, Kraftmaid, flat panel cabinets with Quartz Level 1 Top
- Tile Shower and Tub Surrounds in Baths

Basement:

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

Kitchen:

- Custom Cabinets, Painted, Flat Panel Cabinets with soft close doors and drawers, brushed nickel knobs
- Quartz Countertops, Level 2, with 18-gauge Stainless Steel Undermount Sink
- 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 Cabinet, Painted, Flat Panel Cabinets with soft close doors and drawers, brushed nickel knobs
- Quartz Countertops, Level 2

Half Bath, first floor:

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

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 1 Top,
- Voss, Moen, Brushed Nickel, Chrome, Matte Black
- Freestanding tub, Water Closet, Large Tile Shower, Ceramic Floors
- Sitting Room

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:

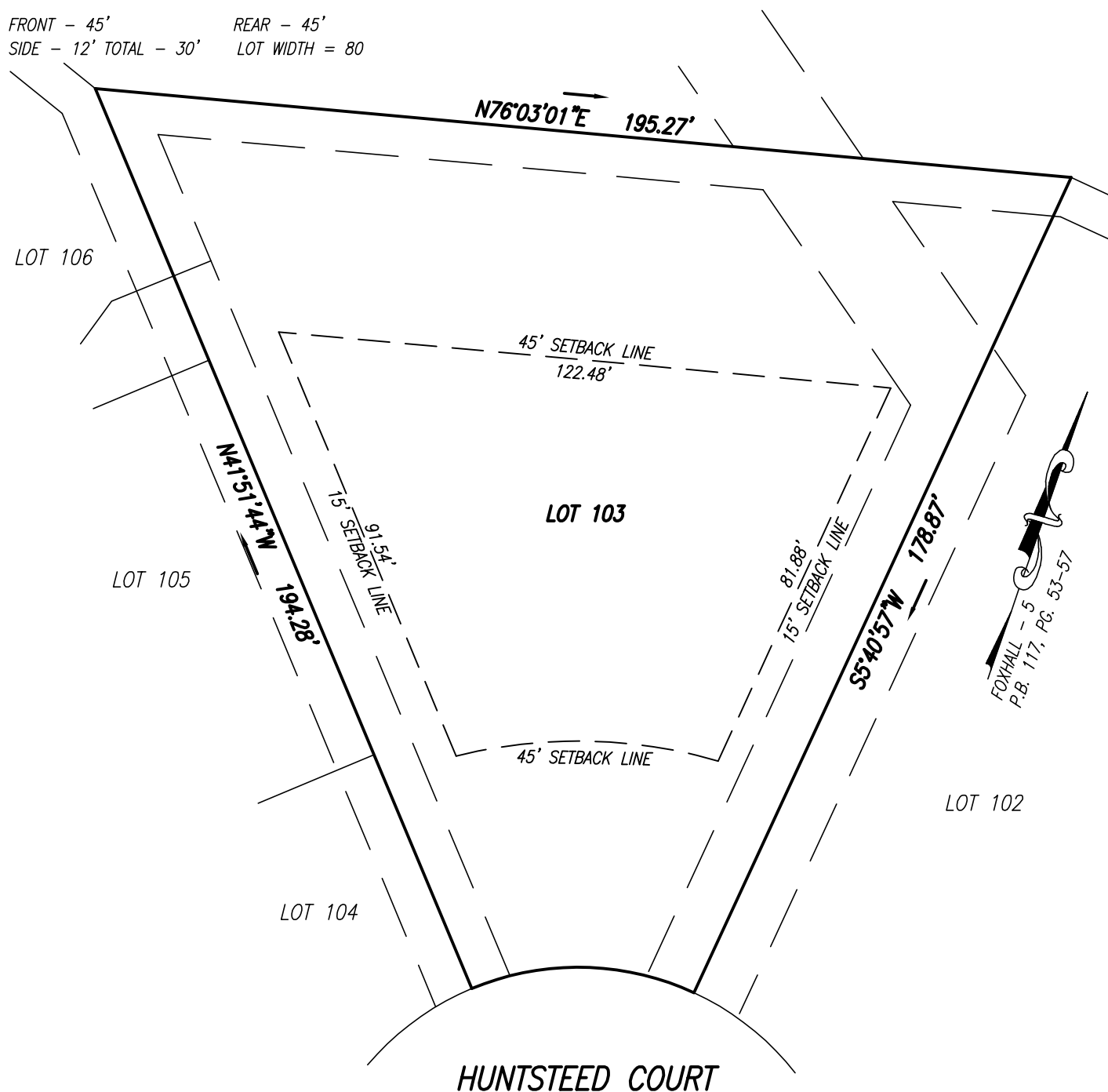
- Structured Cables Package 8 with Media Center and Input Feeds
- 1-Structured Cable Enclosure 8 Locations of CAT5e or RG6
- 1-CAT6 and 1-RG6 Input Feeds CAT5e Wire and Hardware, 3-Wireless Access Point

Third Floor:

- Unfinished
- Plumbing and electrical roughed in

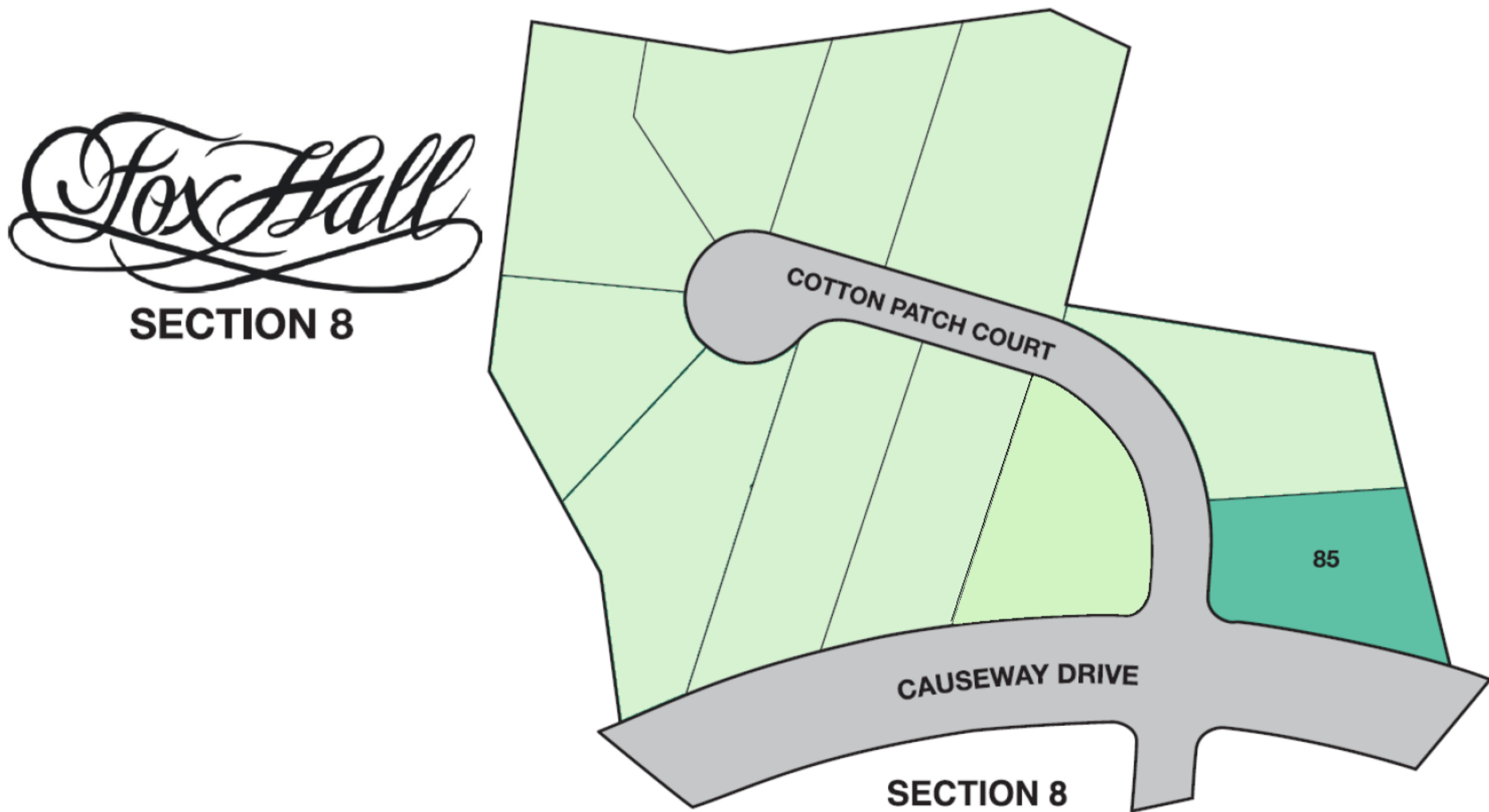
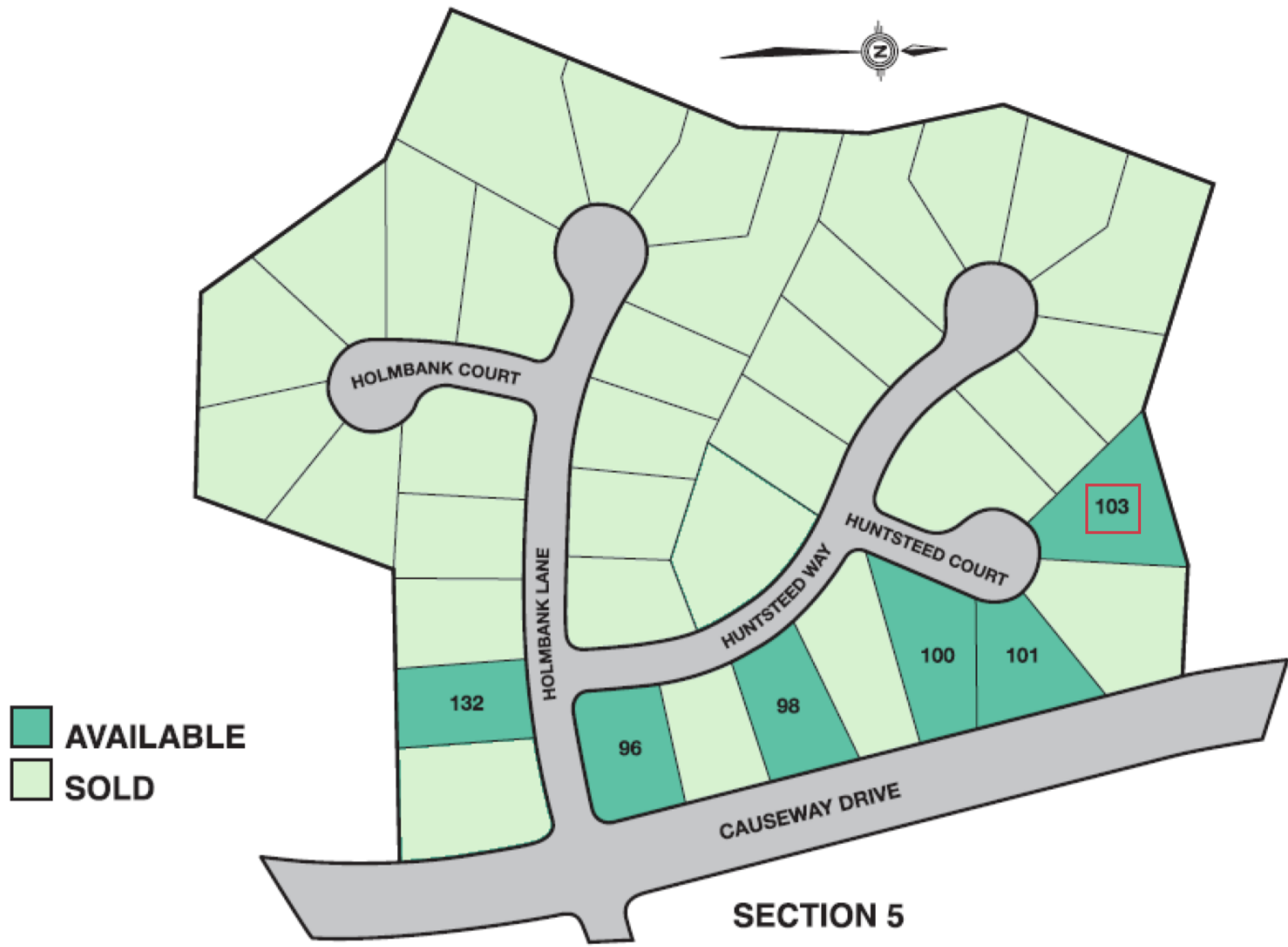
*All Information Deemed Reliable but Not Guaranteed
Pricing and Specifications May Change Without Notice*

FRONT - 45' REAR - 45'
SIDE - 12' TOTAL - 30' LOT WIDTH = 80



BUILDABLE AREA PLAT OF LOT 103,
BLOCK A, SECTION 5, FOXHALL,
THREE CHOPT DISTRICT,
HENRICO COUNTY, VIRGINIA





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