

Lot 2 Riverlake Colony

Tuckahoe V

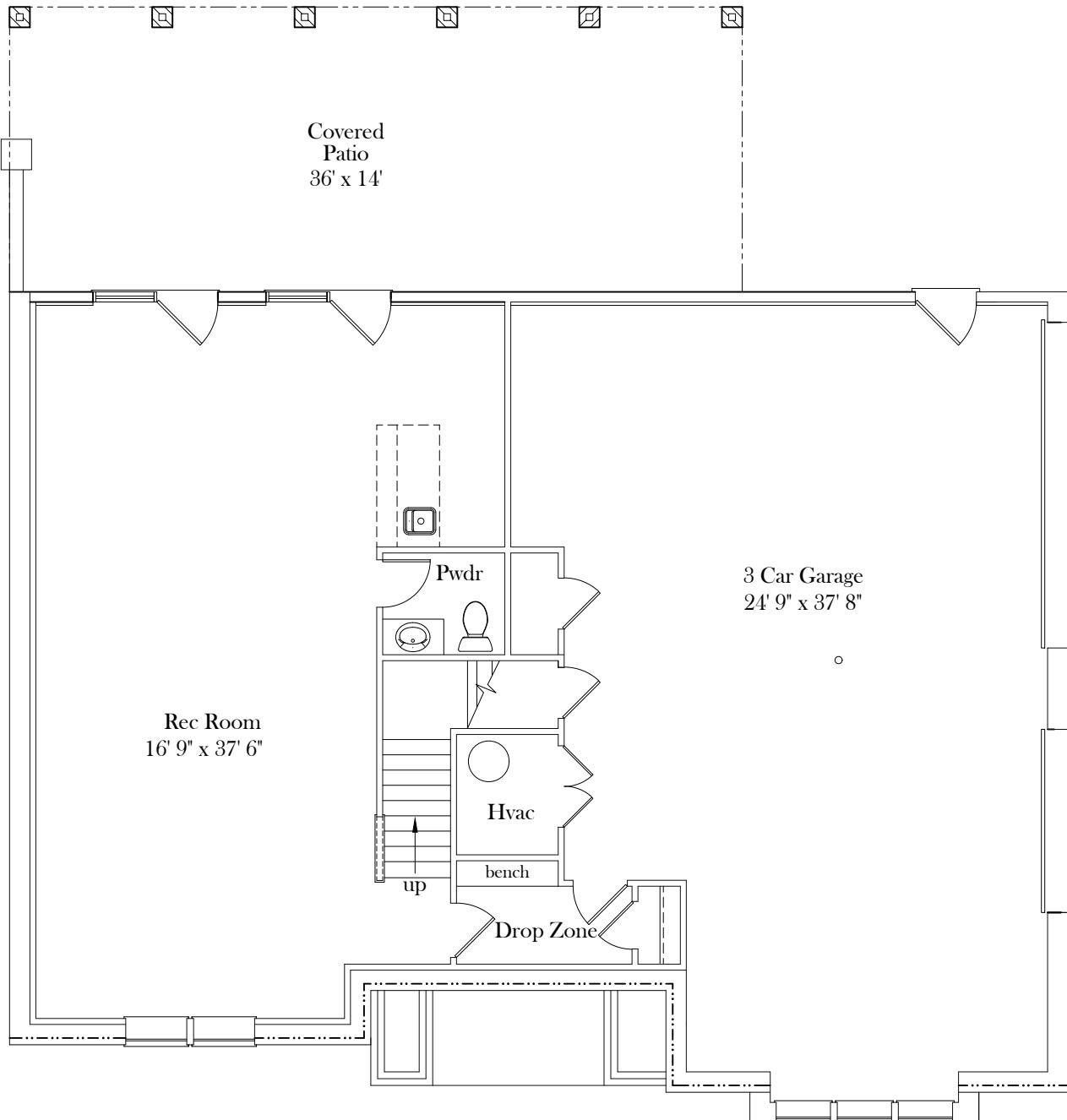


Plans and details are approximate and subject to change.

Illustrations may not represent finished construction details.

March 2024

Tuckahoe V



Basement Plan

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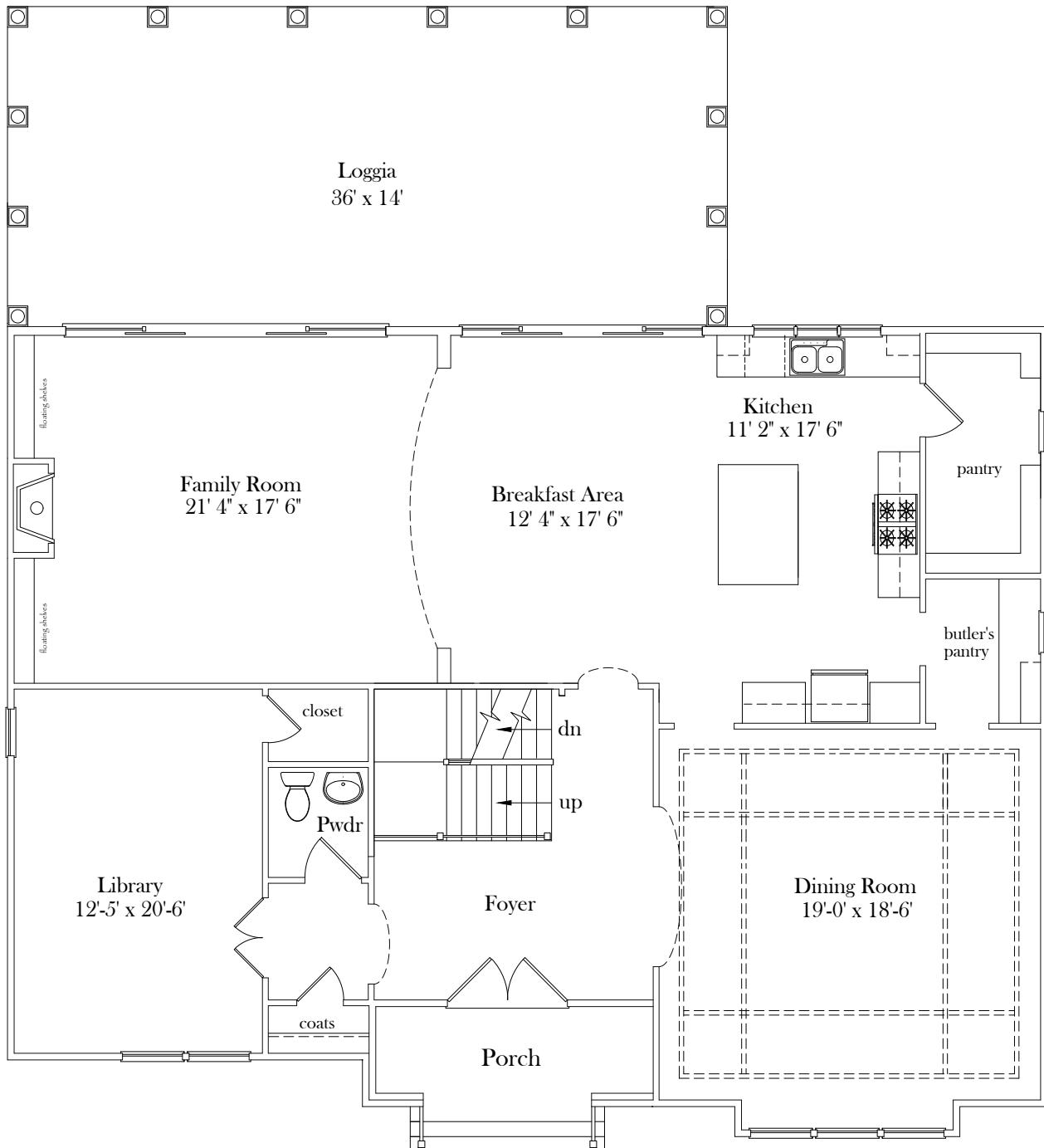
Feb 2024

SQUARE FOOTAGE

BASEMENT	976
GARAGE	950

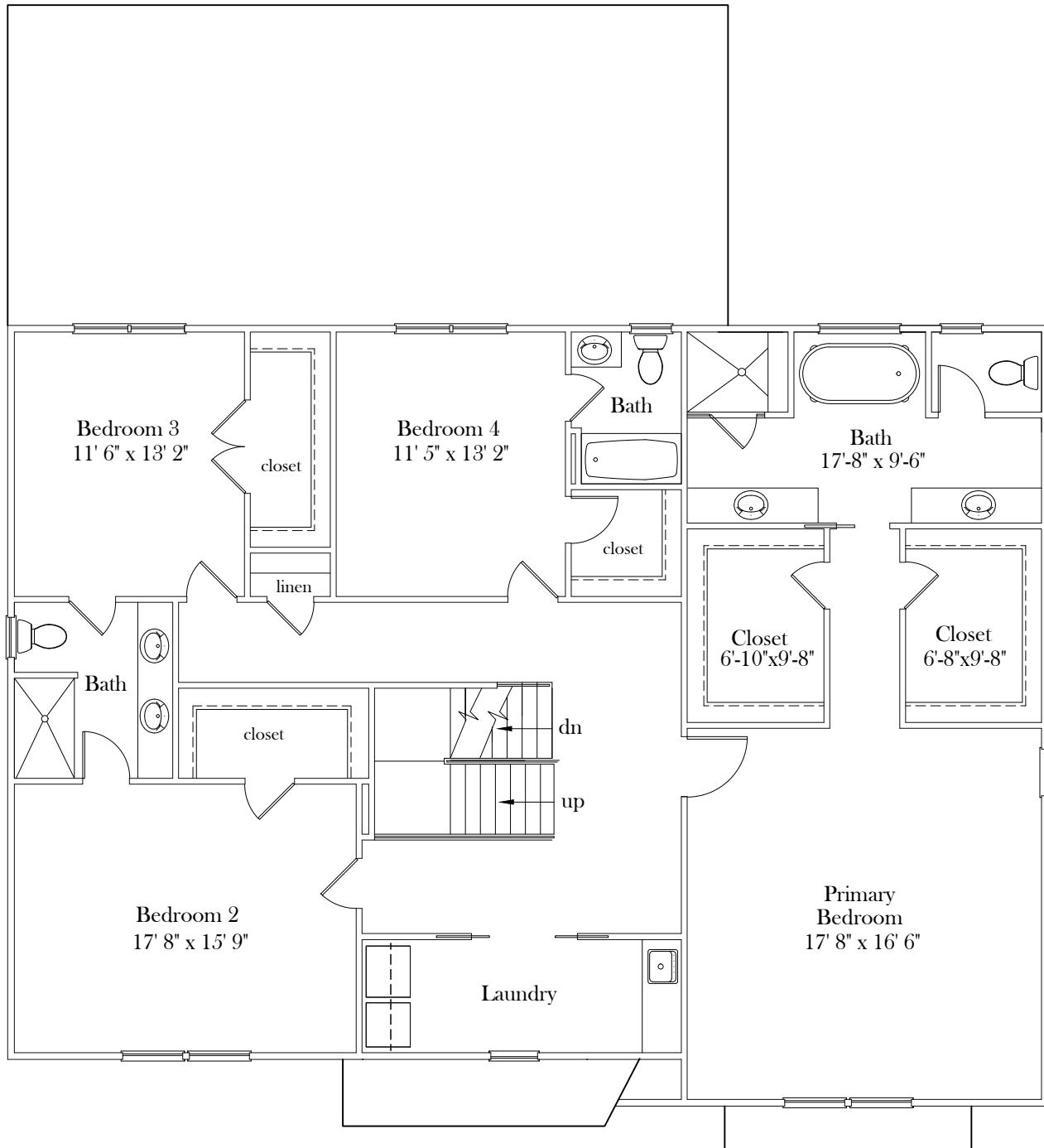
WIDTH - 52' / DEPTH - 56'-6"

Tuckahoe V



First Floor Plan

Tuckahoe V



Second Floor Plan

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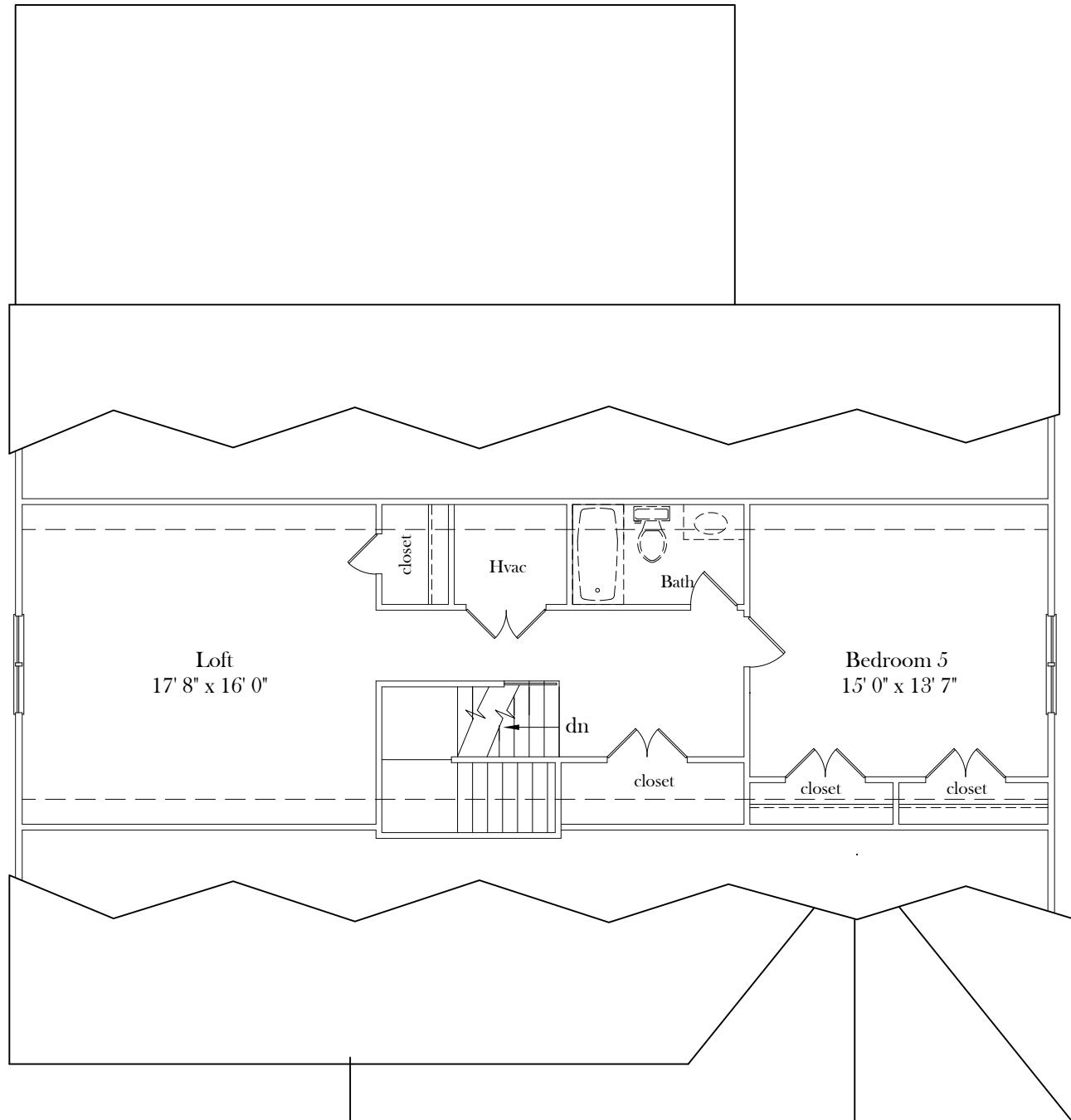
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March 2024

SQUARE FOOTAGE

SECOND FLOOR 1,949

Tuckahoe V



Attic Plan

Colonial Homecrafters, Ltd.

3.2024

1791 Cambridge Drive * Suite 102 * Richmond, Va. 232338
804.741.6061 office * 804.741.4984 * www.chchomes.com

2 CA Riverlake Colony 9716 Deborah Ridge Place

\$ 2,355,750

Engineered Footings with Soil Analysis
Approx. 4,857 sq. Ft. Finished Area

Square footage breakdown:

Ceiling Height:

Finish Schedule:

Interior Living Spaces

Terrace	976	10'-0"	Finish
First Floor	1,932	10'-0"	Finish
Second Floor	1,949	9'-0"	Finish
Third Floor	862	8'-0"	Unfinished

Exterior Living Spaces

Garage	958
Patio	504
Loggia	504

Exterior Living:

- Private wooded lot backs up to creek
- Covered Stoop
- Andersen, 400 Series Windows
- Anderson four panel sliding doors
- Front Door, Custom Mahogany Wood Door with Glass Panes
- Brick Veneer, All Sides with Jack Arches on Front First and Second Floor Windows
- Front Porch with Bluestone Paving
- Bluestone front walk
- Aggregate Driveway
- Loggia, TREX decking and Aluminum Rails
- Stamped 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 with Four Transmitters
- Lot can accommodate a pool

Interior Living:

- 4 Bedrooms, 3 Full Baths and 2 Half Baths
- Walk out Basement
- Open Front Staircase
- Solid Oak Hardwood Random Width Flooring in Foyer, Dining Room, Library, Family Room, Half Bath, Kitchen, Primary Bedroom & Upstairs Hallway
- Direct Vent Fireplace with Gas Logs in Family Room
- Carpet In Bedrooms
- Laundry Room, Second Floor, Cabinets, White Flat Panel, Quartz Top, Stainless Undermount Sink, Ceramic Tile Floor

Basement Level:

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

Kitchen:

- Custom, Painted Flat Panel Cabinets with soft close doors and drawers
- Quartz Countertops with 18 gauge Stainless Steel Undermount Sink
- Quartz backsplash
- Undercounter Lighting
- Kitchen Island with Breakfast Bar Overhang
- Appliance Package:

CL4850UFD	Sub Zero 48" Stainless Steel Refrigerator
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
DW2450	Cove Dishwasher
Disposal	¾ Horsepower

Butler's Pantry:

- Painted Flat Panel Cabinets with Glass Door Upper Cabinets
- Quartz Countertops, 3cm

Walk in Pantry:

- Stained wood countertop
- Open Shelves

Primary Suite:

- Random Width Hardwood Floors
- Crown Moulding

Primary Bath:

- Painted Flat Panel Cabinets Vanity with Quartz Tops, Moen Voss Fixture
- Ceramic Tile Floor
- Double Closets
- Freestanding Tub
- Ceramic Tile Shower, Clear Glass Shower Door, Shower Heads and Handheld

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

Hardware:

- Interior Schlage Door Hardware, Emtek Helios, Flat Black or Brushed Nickel
- Exterior: Andersen Doors, Andersen Locks
- Black, Chrome or Brushed Nickel Towel Bar and Toilet Paper in $\frac{1}{2}$ Bath, Full Baths and Primary Bath, Moen

Moulding:

- 1 x 8 Base First Floor
- 1 x 6 Base First Floor, Second and Third Floor
- 1 x 2, 1 x 4, 1 x 6 Casing and Headers Throughout
- Coffered Ceiling in Dining Room
- Double Member Crown Moulding Kitchen, Great Room, Study, Retreat, Foyer, Up Hall., Primary
- Two Member Chair Rail Entry Hall, Dining Room
- Presswood Closet Shelving and Fir Closet Rods
- Doors, Raised 2 Panel, Solid Core, 8' on First and Basement, 6'8" on Second

Energy Standards:

- Energy Efficient Insulation Package, Icynene Attic
- Passive Radon Vent
- Andersen, White or Black, 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 Wiring Phone and Cable: CAT- 5 phone, RG- 6 Cable T.V.
- WiFi

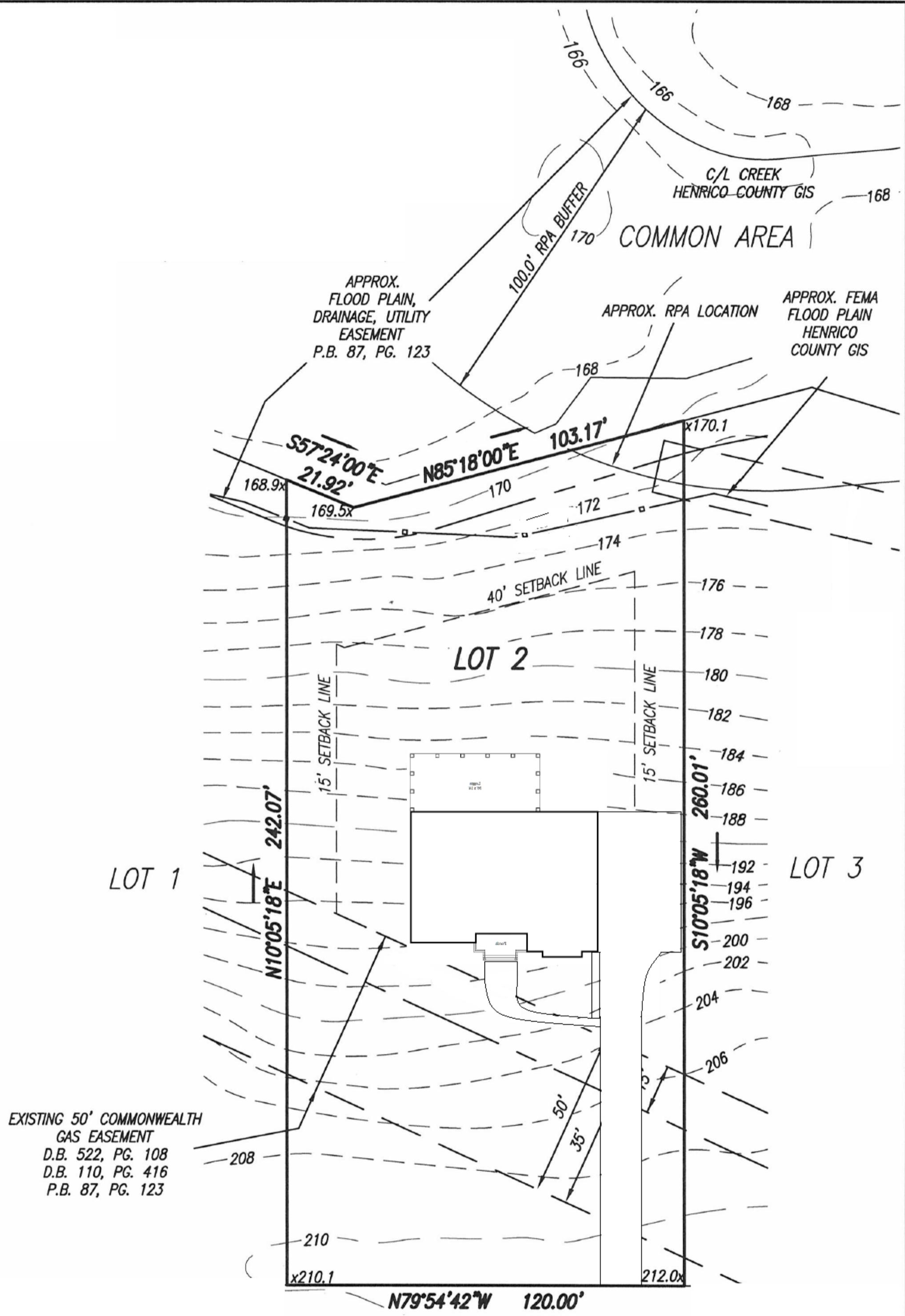
Audio:

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

Third Floor:

- **Unfinished**
- Bedroom: Carpet
- Loft, Carpet and Closets
- Full Bath Moen Voss Bath Fixtures and TOTO toilets, Vanities, painted cabinets with Quartz Countertop, Ceramic Tile Floor, Tiled Shower with Clear Glass Shower Door

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



DEBORAH RIDGE PLACE

44' R/W

LOT 2, BLOCK C, SECTION A
RIVERLAKE COLONY, TUCKAHOE DISTRICT
HENRICO COUNTY, VIRGINIA

NOT TO SCALE



2 CA

Deborah Ridge Place

RIVERLAKE COLONY




**COLONIAL
HOMECRAFTERS
LTD**
CRAFTED FOR LIFE

 **AVAILABLE LOTS**



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