



Lot 2 Riverlake Colony

Tuckahoe V

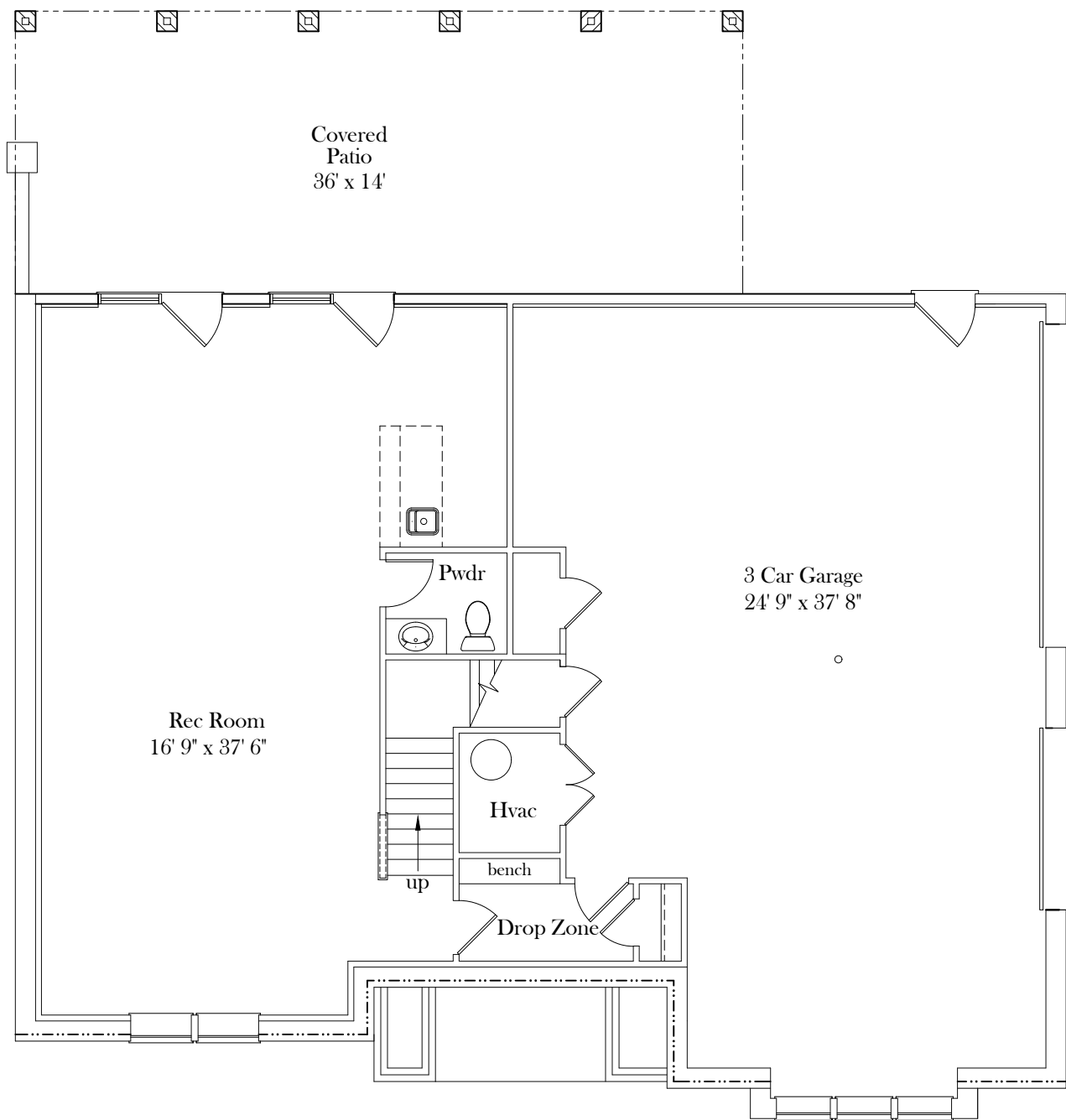


Plans and details are approximate and subject to change.

Illustrations may not represent finished construction details.

March 2024

Tuckahoe V



Basement Plan

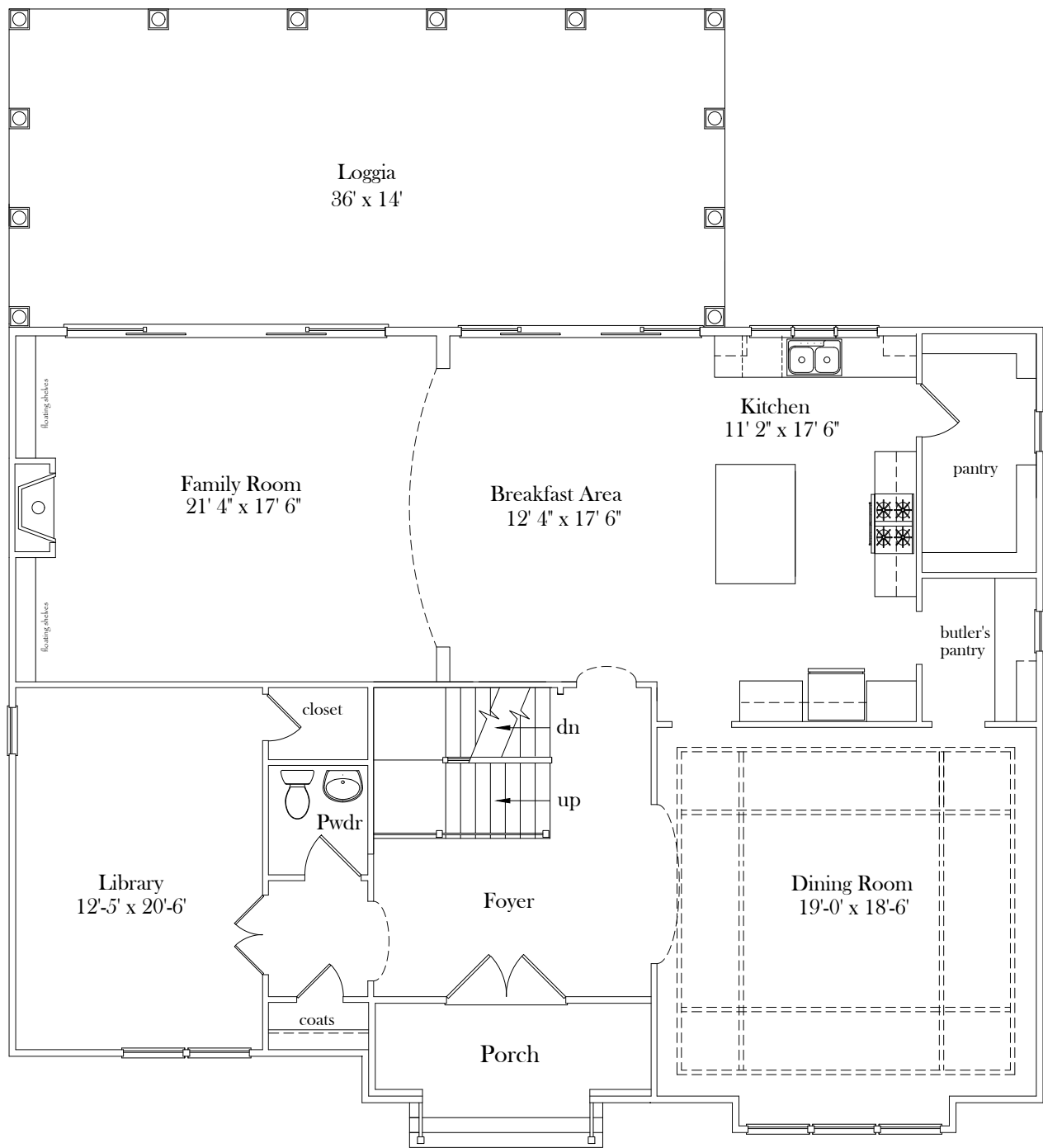
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SQUARE FOOTAGE

BASEMENT	916
GARAGE	958

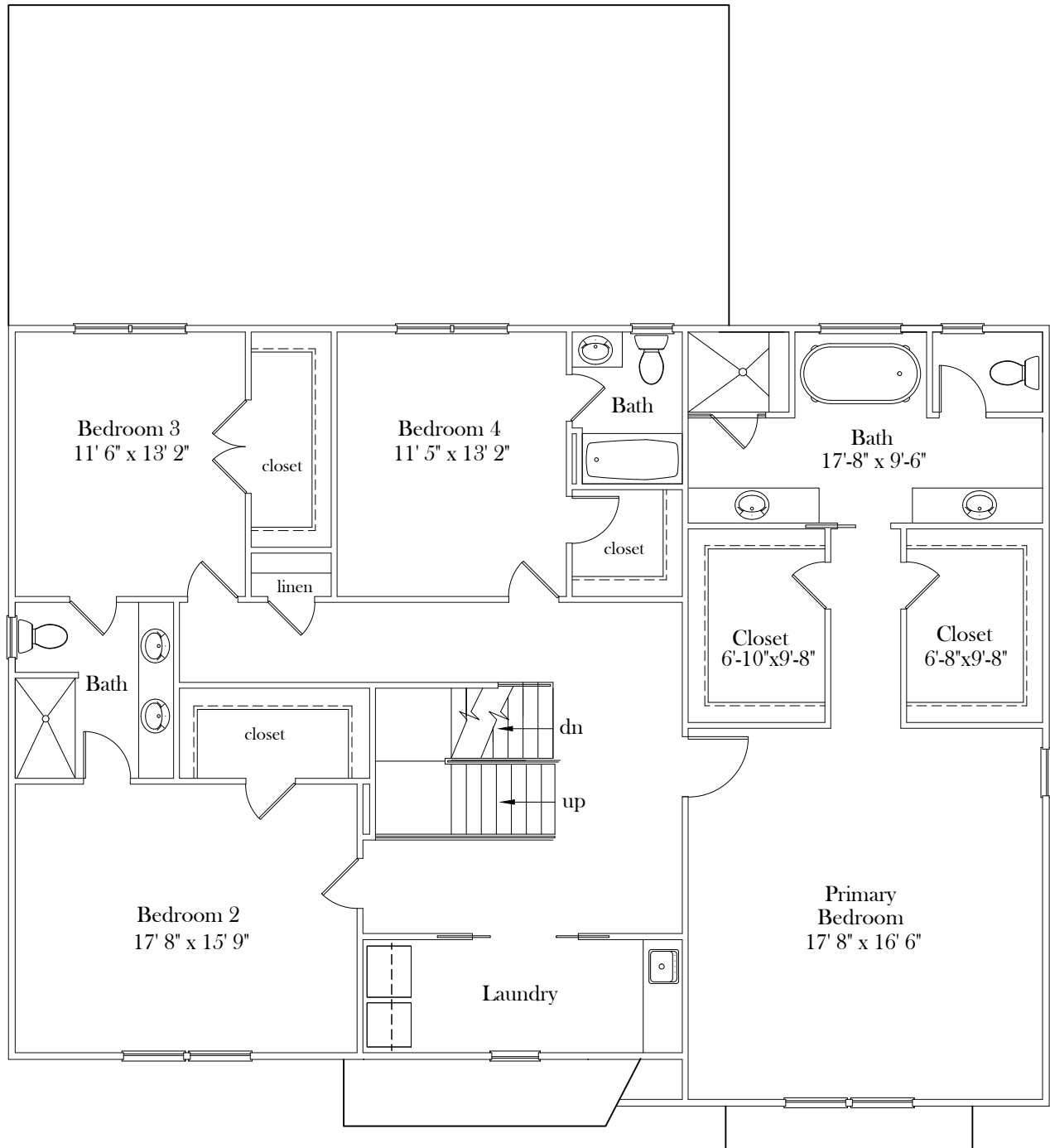
WIDTH - 52' / DEPTH - 56'-6"

Tuckahoe V



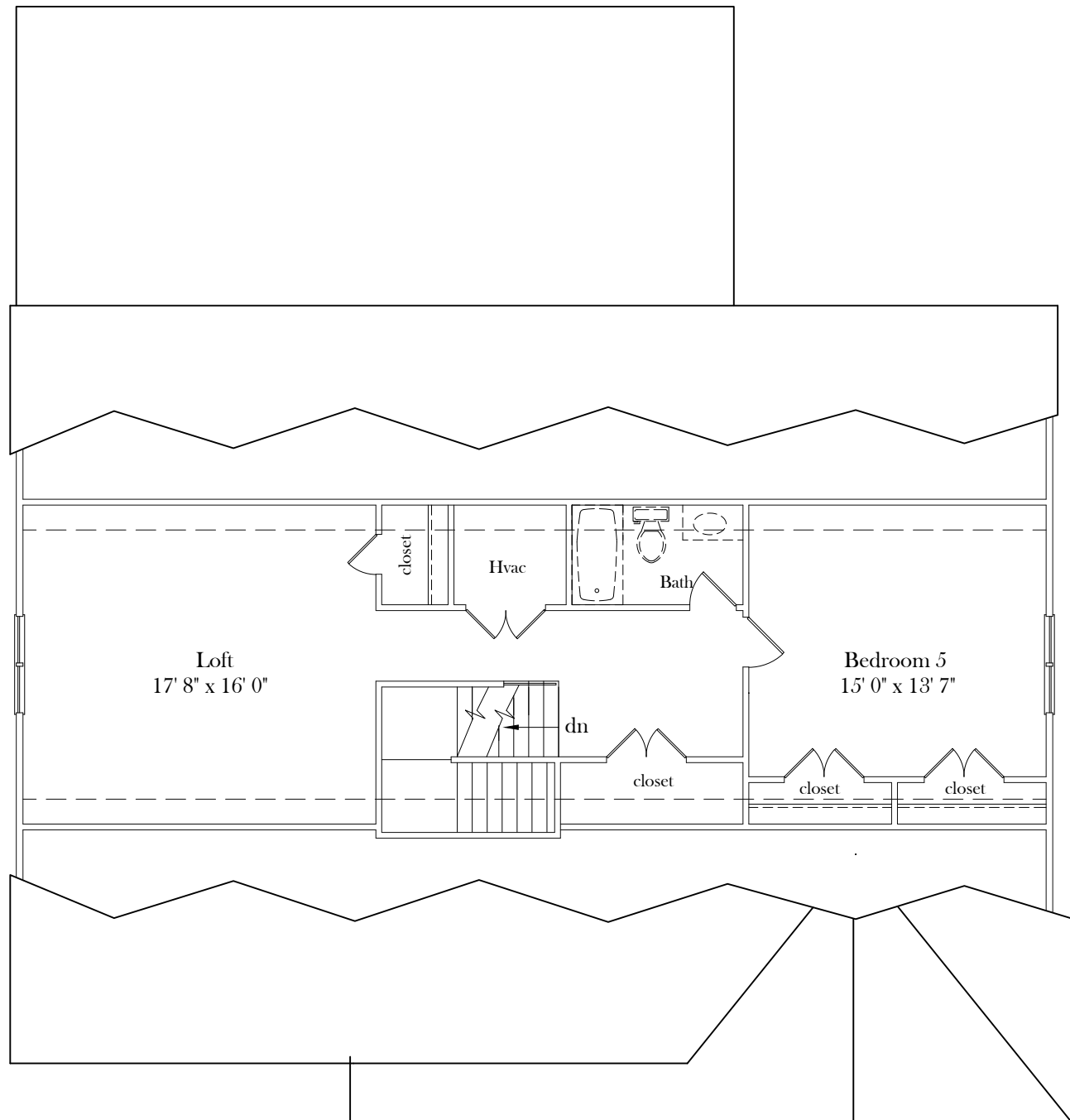
First Floor Plan

Tuckahoe V



Second Floor Plan

Tuckahoe V



Attic Plan

Colonial Homecrafters, Ltd.

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

3.2024

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 Ice maker, 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 ½ 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

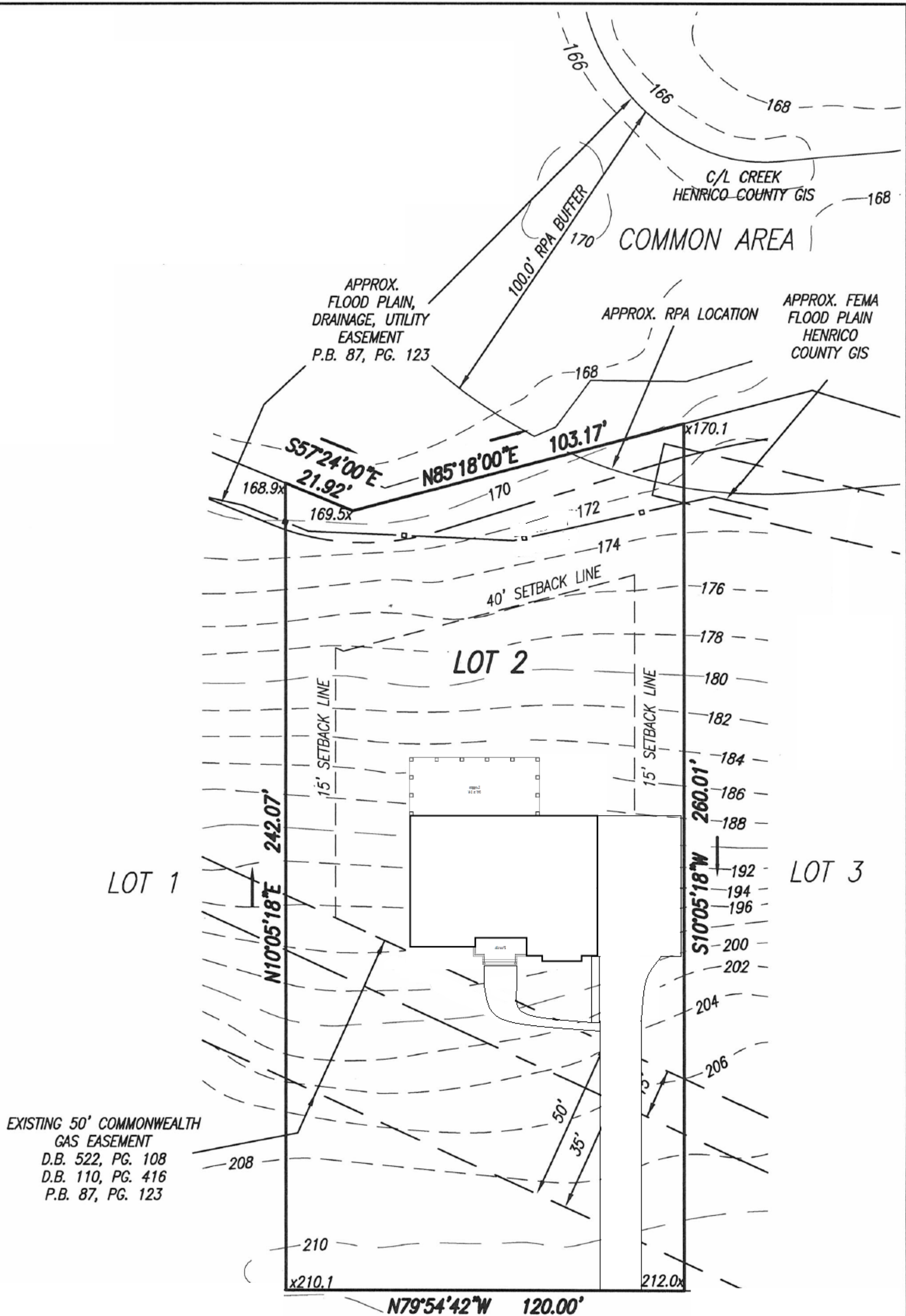
Audio:

- 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



Deborah Ridge Place

RIVERLAKE COLONY



 AVAILABLE LOTS



CHO
COLONIAL
HOMECRAFTERS
LTD
CRAFTED FOR LIFE

This site map illustrates a general plan which is subject to changes and revisions. Information is for illustrative purposes only and is not necessarily intended to be exact. Illustration may not represent final development details. Represented by Metropolitan Real Estate.

