



Oak

Lot 96 Fox Hall

Colonial Homecrafters, Ltd.

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

3.2026

Standard Features

Lot 96

Oak, first floor primary

Fox Hall

\$1,725,000

Engineered Footings with Soil Analysis
Approx. 4,564 sq. Ft. Finished Area

Square footage breakdown:

Ceiling Height:

Finish Schedule:

Interior Living Spaces

First Floor	2,780	10'-0"	Finish
Second Floor	1,784	9'-0"	Finish
Third Floor	703	8'-0"	Unfinished

Exterior Living Spaces

Garage	600
Porch	308

Exterior Living:

- Andersen, 200 Series, Low E, Vinyl Tilt-In Insulated Windows (white)
- Masonry Foundation with Waterproofing and Drain Tile System, Drain Tile on Interior and Exterior of Foundation
- Board and Batten Hardie Plank
- Front Porch with Aluminum Railings
- Asphalt Driveway
- Concrete Aggregate Front Walk, Black Aggregate
- Loggia: 12' x 25', Trex Deck, Beadboard Ceiling
- Grand Manor Roof, Black Pearl
- Sod and Irrigation Front, Side and Rear Yard
- Front, Side and Rear Hose Bibs
- Gutters, Downspouts and Splash blocks
- Three Car Garage

Interior Living:

- 5 Bedrooms, 3 Full Baths and 1 Half Bath
- First Floor Primary
- First Floor Office, *can be converted into first floor bedroom with full bath*
- 4" Somerset, Engineered Flooring, Hardwood Flooring in Foyer, Primary, Dining Room, Family Room, Half Bath, Kitchen, Breakfast, Mudroom, Office, Up Hall
- Direct Vent Fireplace with Gas Logs in Family Room
- Carpet In Bedrooms, \$35 sq. yd.
- Laundry Room, Second Floor, Washer/Dryer Hook-Up, Washer Pan and Dryer Vent, and Ceramic Tile Floor
- Mudroom with Bench and Cubbies
- 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

- Custom, Painted, Flat Panel Cabinets with soft close doors and drawers, brushed nickel knobs
- Quartz Countertops, Level 2, with 18 gauge Stainless Steel Undermount Sink, Elkay
- Kitchen Island with Breakfast Bar Overhang
- Walk in Pantry
- Appliance Package:

CG365P/S	Wolf 36" Pro Gas Cooktop
ZSI-E36CS	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

- Custom, Painted, Flat Panel Cabinets with soft close doors and drawers, brushed nickel knobs
- Quartz Countertops, Level 2

- Vanity, Quartz, Level 1, Crown Molding
- Toto Toilet

- First Floor
- Large Bedroom, His and Hers Walk in Closet
- Bath, Ceramic Tile, Kraftmaid, Painted, Flat Panel Cabinets with Quartz Level 1 Top
- Water Closet, Large Tile Shower, Ceramic Floors
- Crown Molding and Trey Ceiling

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

- 7 ½” Base Molding
- 1x4 with 1x6 header and decorative piece casing
- Panel molding in Dining Room and Coffered Ceiling.
- Two Member Cornice Moulding Foyer, Dining Room, Kitchen, Family Room, Primary Bedroom and Upstairs Hall
- MDF Closet Shelving and Fir Closet Rods
- Doors, Raised 2 Panel, Solid Core

- 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

- 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

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

Oak 2

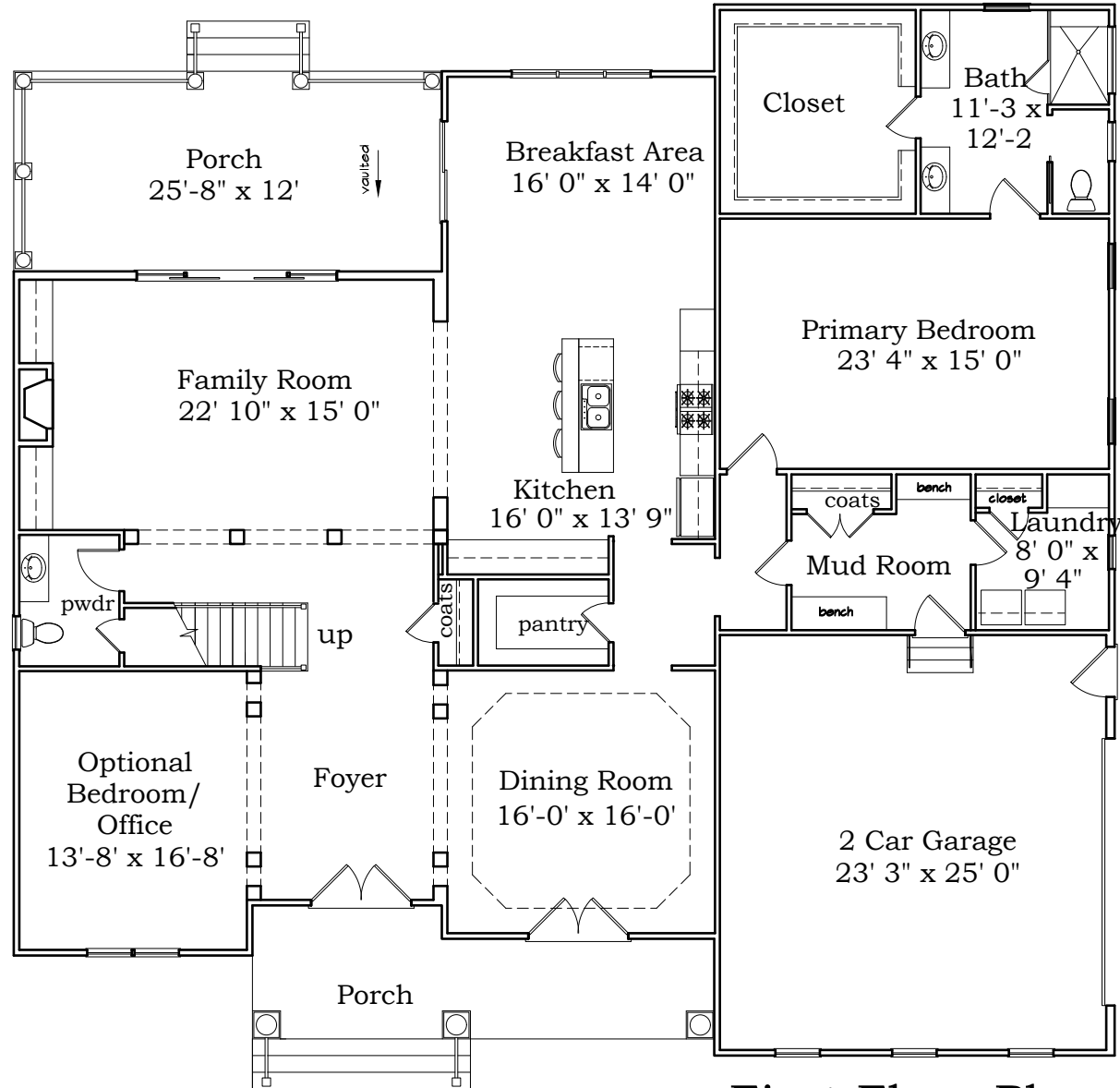


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*Plans and details are approximate and
subject to change. Illustrations may
not represent finished construction details.*

March 2026

Oak 2

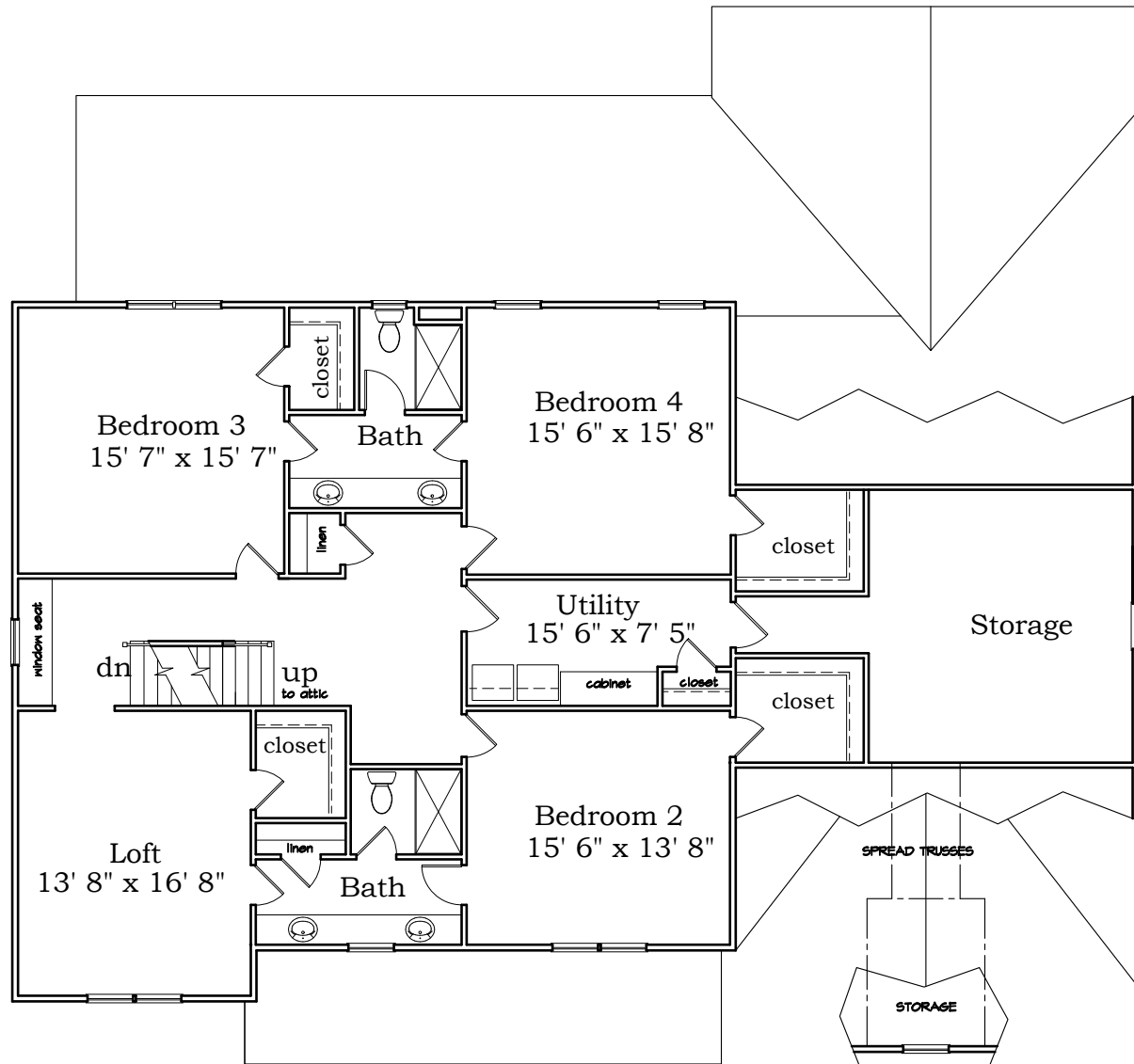


First Floor Plan

SQUARE FOOTAGE
FIRST FLOOR 2,780
GARAGE 600

WIDTH - 66' / DEPTH - 63'

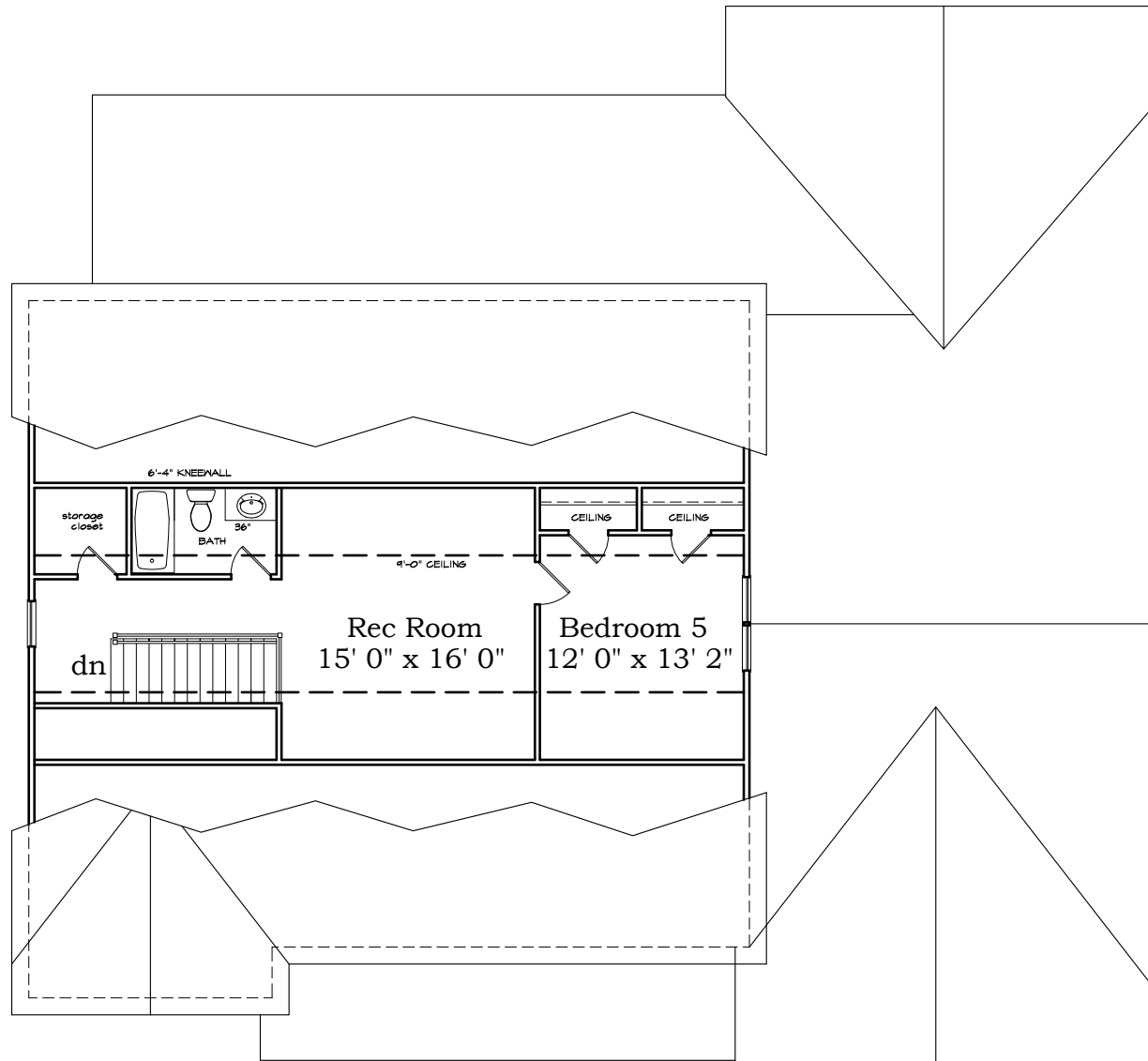
Oak 2



Second Floor Plan

SQUARE FOOTAGE
SECOND FLOOR 1,784
STORAGE 262

Oak 2



Attic Floor Plan

SQUARE FOOTAGE
ATTIC FLOOR 103

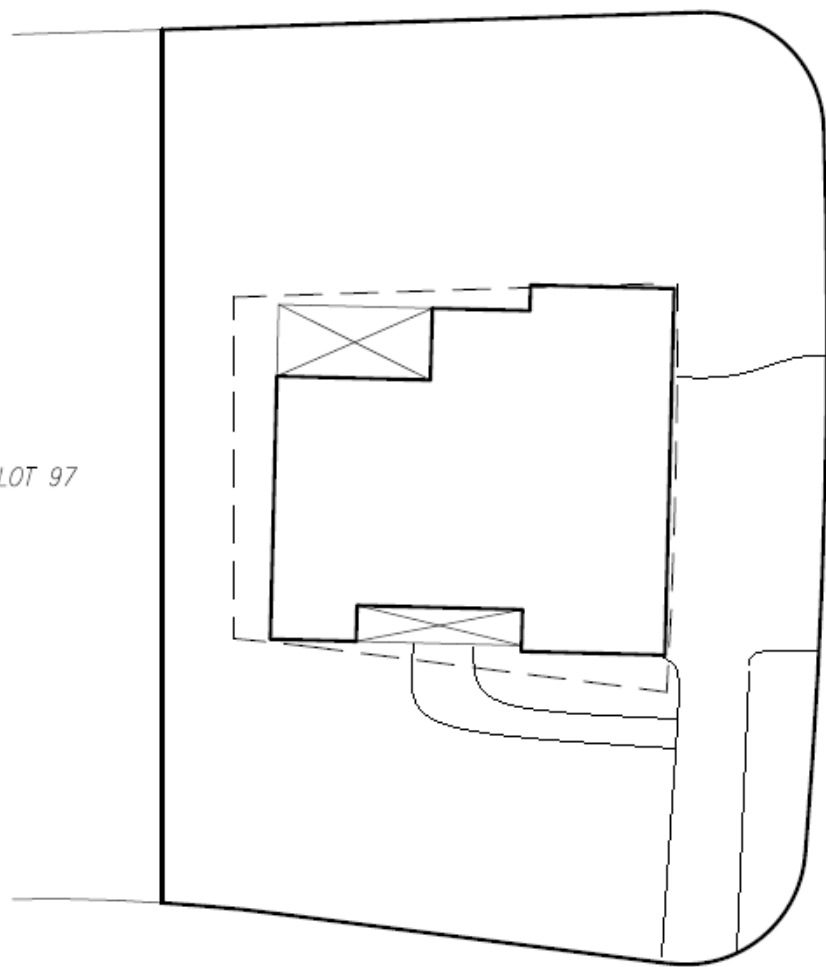
CAUSEWAY DRIVE

HOLMBANK LANE

LOT 97

HUNTSTEED WAY

Lot 96
Fox Hall





96

This is an aerial photograph of a residential neighborhood. A specific lot is highlighted with a white outline and labeled with the number '96'. The lot is mostly grassy with some trees. To the right of the lot is a large, multi-story house with a dark roof. A road runs along the top and left sides of the lot. A car is visible on the road to the left of the lot. The overall scene is a typical suburban residential area.