

Coleman's Crossing— A place where the community comes together!

A unique community—the first of its kind in Gloucester—is preparing to break ground in Hayes and promises to provide comfort, quality, convenience and most of all affordability. Coleman's Crossing, a new-urbanism, mixed-use community that will feature 85 townhomes and four commercial buildings providing a total of 40,000 square feet of office space and retail shops, is maintenance-free living at its best, in a peaceful, country setting.

"We are in the process of entertaining a number of residential buyers, retail users, restaurant entrepreneurs and office clientele," says JoElle Harvey, Residential Sales and Marketing Director for the neighborhood and REALTOR for Patsy Hall Realty, 804-694-7557. "Coleman's Crossing's pedestrian friendly design allows for a unique transition between the residential and commercial properties—where people can go for a quick walk to shop, eat lunch or perhaps enjoy a little bit of entertainment. Residents will have it all right there for them."

Located just north of Gloucester Point and right off Route 17, Coleman's Crossing will have two separate entrances: one entrance off Route 17 that will access the commercial area and another entrance off Crewe Road that will serve the residential area.

"Coleman's Crossing is in a great location, within

ARCHITECTURAL RENDERING

Courtesy of Guernsey Tingle Architects



walking distance of the Hayes Shopping Center which includes stores to accommodate grocery, pharmaceutical, clothing and floral needs," adds Harvey. "It is also a close commute to the Hampton Roads and Tidewater areas. We think Coleman's Crossing will appeal to a wide range of buyers that includes retired couples, empty nesters, young professionals and families. As a resident within this maintenance-free community, you will no longer have to spend precious hours of your leisure time on exterior maintenance and lawn care...we will do it all for you."

The townhomes at Coleman's Crossing offer distinct architectural details, spacious, inviting floor plans designed for the way you live. They range from 1,300 square feet up to 2,480 square feet, starting at \$219,000. Residents at Coleman's Crossing will find two-, three- or four-bedroom townhomes with nine foot ceilings on the first and second floor, hardwood floors in main living areas, tile floors in bathrooms and laundry rooms, carpeting in bedrooms, designer kitchens with GE appliances, private rear porches and a fenced in back yard. Optional features are available for all units. All of the models at Coleman's Crossing

come standard with an attached garage, and many of the end units are available with a detached garage.

The well-appointed exterior architectural features are enhanced by the beautifully landscaped and professionally maintained grounds. They include a community irrigation system that uses harvested storm water, brick and/or stone foundations, brick, stone, vinyl and Hardi-Plank façades, low-E windows, carriage style garage doors, architectural shingles, and concrete porches, sidewalks and driveways. Utility sheds are also available.

Coleman's Crossing also includes a Recreation and Community Center featuring an arts and crafts style architectural design with a GE kitchen, multi-purpose entertainment room, a well equipped WiFi-ready office and computer station, a large greeting room, as well as a fitness room. An extensive rear patio with covered porch includes an outdoor grilling station for hosting summer parties. It will be a great place for larger social events or small, more intimate get-togethers with the neighbors.

The Residential Homeowner's Association dues includes exterior maintenance of the homes, irrigation, landscape maintenance, lawn care and mowing, trash removal, common area care, usage and maintenance of the Community Center, professional community

A Quick View—Coleman's Crossing

Developed By: Zandler Coleman's Crossing, LLC, www.colemancrossing.com.

Marketed By: Patsy Hall Realty, Broker/Part Owner, www.patsyhallrealty.com. Contact JoElle Harvey at 804-694-7557 or Patsy Hall at 804-815-1747.

Builder: Zandler Development Company, LLC, Custom Local Builders, www.zandler-dev.com.

Reservation Letters are now being accepted. A Sales Trailer will be located at Coleman's Crossing upon the start of construction.

Models:

The Magnolia I—Interior or end unit. Two bedrooms, two baths, single-floor living, two master bedroom suites, large kitchen with breakfast bar, attached garage, 1,300 square feet. Starting at \$219,000.

The Magnolia II—Interior or end unit. Three bedrooms, three baths, two first-floor master bedroom suites, private upstairs loft and bedroom, large kitchen with breakfast bar, attached garage, 1,600 square feet. Starting at \$239,900.

The Madison I—Interior unit. Two bedrooms, two-and-a-half-baths, large second-floor master suite with walk-in closet, loft and two bedrooms upstairs, large kitchen with breakfast bar, attached garage, 1,825 square feet. \$249,900.

The Madison II—Interior unit. Three bedrooms, two-and-a-half-baths, second-floor master suite with walk-in closet, loft and three bedrooms upstairs, large kitchen with breakfast bar, attached garage, 2,000 square feet. \$259,900.

The Wilmington—Interior unit. Three bedrooms, two-and-a-half-baths, second-floor master suite with walk-in closet, loft and three bedrooms upstairs, large kitchen with breakfast bar, attached garage, 1,980 square feet. \$259,900.

The Kensington—Interior unit. Three bedrooms, two-and-a-half-baths with an option for three full baths, first-floor master suite with walk-in closet, loft and two bedrooms upstairs, large kitchen with breakfast bar, optional second-floor bathroom, attached garage, 2,120 square feet. \$269,900.

The Tyndell—Interior or end unit. Four bedrooms, two-and-a-half-baths, first-floor master suite with walk-in closet, loft and three bedrooms upstairs, large kitchen with breakfast bar, attached garage, 2,130 square feet. \$275,900, interior unit; \$285,900, end unit.

The Ashdan—Premium end unit. Three bedrooms, two-and-a-half-baths, first-floor master suite, with walk-in closet, spacious loft and two bedrooms upstairs, large kitchen with breakfast bar, detached single or double garage, 1,980 square feet. \$289,900.

The Coleman—Premium end unit. Four bedrooms, two-and-a-half-baths, first-floor master suite with walk-in closet, loft and three bedrooms upstairs, large kitchen with breakfast bar, detached single or double garage, 2,480 square feet. \$309,900.

Homeowner's Association Dues: \$125-\$145 per month depending on selected model

Directions to Coleman's Crossing: From I-64. Take exit 255B onto Jefferson Avenue (VA-143W). Travel 2.3 miles. Turn right onto Denbigh Boulevard (VA-173E). Travel 3.5 miles. Turn left onto George Washington Memorial Highway (US-17N). Travel 9.8 miles. Turn left onto Crewe Road (Route 1307). Coleman's Crossing will be on the right.

Schools: *Public schools*—Abingdon Elementary, Page Middle, Gloucester High *Private school*—Ware Academy, Christchurch.



management services, reserve funds for repair and replacement of roadways, sidewalks, driveways and select exterior portions of buildings.

The commercial space at Coleman's Crossing includes four buildings, totaling 40,000 square feet and will have road frontage visibility and access directly to George Washington Memorial Highway (US-17). The commercial space will be available for purchase, lease and lease-to-purchase.

To find out more about this unique and exciting new community, call JoElle Harvey at 804-694-7557 or Patsy Hall at 804-815-1747, to set up an appointment or to hold your reservation. ♦

By Barrett Baker, a Hampton-based freelance writer.