



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

A unique community—the first of its kind in Gloucester—has started construction 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 now contracting to sell the residential townhomes, which will be available this fall," says JoElle Harvey, Residential Sales and Marketing Director for the neighborhood and REALTOR for Patsy Hall Realty, 804-694-7557. Commercial Reservation Letters for retail users, restaurant entrepreneurs and office clientele are also being accepted. "Coleman's Crossing pedestrian-friendly design allows for a unique transition between the residential and commercial properties—where people

ARCHITECTURAL RENDERING
Courtesy of Guernsey Tingle Architects



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 which currently serves the residential area.

"Coleman's Crossing is in a great location, within walking distance of the Hayes Shopping Center which includes stores to accommodate grocery, pharmaceutical, clothing, banking 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, military and families. As a resident within this maintenance-free community, owners will no longer have to spend precious hours of leisure time on exterior maintenance or lawn care. We will do it all for them."

The townhomes at Coleman's Crossing offer distinct architectural details and spacious, inviting floor plans designed for the way people live. They offer both one- and two-story townhomes, ranging from 1,300 square feet up to 2,480 square feet. Prices start 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.

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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 Pella 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 system, office, computer station, a large greeting room, as well as a fitness room. An extensive rear patio with covered porch includes a swimming pool and outdoor grilling station for hosting summer parties. It will be a great place for large social events or small, more intimate get-togethers with the neighbors.

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



of the Community Center and pool, professional community management services, reserve funds for repair or replacement of roadway, sidewalks, driveway 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 or lease-to-purchase.

Coleman's Crossing Sales Office is open daily, Monday-Saturday, 10 a.m. to 5:30 p.m., and Sunday 12 to 5 p.m. While visiting ask about the Summer Incentive Program - now offering \$5,000 in Free Upgrades or up to \$5,000 towards Closing Costs.*

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. You can also visit us at www.colemancrossing.com ♦

—By Barrett Baker, a Hampton-based freelance writer.

A Quick View—Coleman's Crossing

New Urbanism Community Now Under Construction in Gloucester

— Designed For The Way You Live!

Ask Us About Our Summer Incentive

— Program And See How To Get —

\$5,000 in FREE Upgrades
or up to
\$5,000 towards Closing Costs!*

Offering several models including both ranch and two-story, exterior maintenance-free units. Features include an open floor plan with 1,300–2,480 square feet, two to four bedrooms, attached or detached garages, hardwood and tile flooring, designer kitchens, private rear porches and fenced back yards. Prices start at \$219,000

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

Sales Office Open Daily: Monday-Saturday, 10 a.m. to 5:30 p.m.; Sunday, 12-5 p.m.

Contact: JoElle Harvey, Realtor 804-694-7557

Directions from the Peninsula (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). Continue traveling over the Coleman Bridge. Travel 3 miles. Turn left onto Crewe Road (Route 1307). Coleman's Crossing will be on the right.

Directions from Gloucester Court House:

Rt 17S. Travel 8 miles. Turn right onto Crewe Rd (at McDonalds). Coleman's Crossing will be on the right.

Construction By: Zandler Development Company

Marketed By: Patsy Hall Realty (*Broker/Part-Owner*)
www.patsyhallrealty.com

*Offer applies to select residential townhomes. Purchaser to receive \$5,000 towards closing costs when using preferred lender, BB&T. If not using preferred lender, then purchaser to receive \$4,000 towards closing costs.



www.colemancrossing.com