

# Coleman's Crossing

## The New Place To Be!

Spring has arrived and things are “abuzz” at Coleman’s Crossing! Located in Hayes just off of Route 17 and Crewe Road, this vibrant townhome community offers beautiful, exterior maintenance-free, quality-built homes at affordable prices. This is the first mixed-use community in Gloucester—a place where you can enjoy more leisure time, find comfort and benefit from great convenience.

Coleman’s Crossing features lovely Arts-and-Crafts-style townhomes ranging from 1,300 to 2,480 square feet. Prices start at \$219,000. Both one-story and two-story designs are available, and many floor plans offer master bedroom suites on the first floor. Standard features include nine-foot ceilings, Adams casing trim, hardwood flooring in the main living areas, tile floors in the bathrooms and laundry room, and carpeting in bedrooms. The large spacious kitchens are outfitted with GE appliances and plenty of cabinetry. All of the homes have a single-car, attached garage and many of the end units are available with a one- or two-car detached garage. Many optional features are also available for all of the homes.

Outside you will find a private covered rear porch and a spacious fenced in backyard. The exterior features found at Coleman’s Crossing are like no other. Quality can be found in every facet of the construction. The curb appeal is evident starting with the artistic combination of hardiplank, cedar shake, stone and brick elevations, and lifetime architectural shingles. The unique Arts and Crafts architectural style of these townhomes is accentuated by the abundance of Pella windows that provide natural light within the homes. The exterior architecture will also be enhanced with exceptional street lighting and residential sidewalks throughout the development.

Residents at Coleman’s Crossing are already enjoying the elimination of worries associated with large yards and those never-ending exterior projects. At Coleman’s Crossing, all exterior maintenance is taken care of for you and the grounds are beautifully landscaped and professionally maintained. Trash and snow removal are also included. A community irrigation system is in place, allowing lawns to be irrigated utilizing harvested rainwater.

The Community Recreation Center, which will be completed this summer, will be a great place to spend a leisurely afternoon either at the pool or taking advantage of the many planned activities and events held at the



center. The recreation center will include a large gathering room with WiFi, a full kitchen, 24-hour fitness room, swimming pool and outdoor patio/grilling station.

Construction of the commercial buildings is also scheduled for later this year. These buildings will feature a total of 40,000 square feet of office space and retail/specialty shops so residents will never have to go far to enjoy a nice dinner out and convenient shopping amenities. Reservation letters for retail users, restaurateurs, and office/medical clientele are currently being accepted.

Coleman’s Crossing is in a great location, within walking distance of the Hayes Shopping Center that includes stores to accommodate grocery, pharmaceutical, clothing, banking, restaurant and floral needs. It is also a close commute to the Yorktown and Williamsburg areas, and convenient to the Fort Eustis military base.

**There are a few completed homes which are available for immediate purchase:**

**The York I (Lot 1)**— An end Ranch unit with an attached garage and beautifully landscaped front and side yards. Buyers will find quality living on one floor with a large spacious kitchen with hardwood flooring, under cabinet lighting, stainless steel appliances and breakfast bar. The living room and two bedrooms feature a cathedral ceiling and an abundance of Pella windows providing lots of natural lighting. Sit back and enjoy the private back porch and fenced in yard. \$249,900

**The Madison II (Lot 7)**— Offering 2,000 square feet and priced at \$259,000, the Madison II has three bedrooms and two-and-a-half baths. Great for entertaining, the downstairs living space is open with a large kitchen



that includes a pantry, GE appliances, an abundance of cabinets and two breakfast bars! Plenty of light enhances the comfortable feel of this home. The future owner will enjoy a covered rear porch and fenced in yard... perfect for relaxation!

**The York II (Lot 5)**— Complete with a detached garage, this end unit offers 2,234 square feet of living space which provides an open floor plan with four bedrooms, and four full baths, including two private master suites on the first floor! This model has many kitchen upgrades such as granite countertops, under cabinet lighting, pull-out cabinet trays as well as a tile shower in the master bath and crown molding. All for only \$299,000!

Lots 3 and 4 in Building 1 are complete on the exterior and are ready for you to pick out your cabinets, countertop and flooring. Townhomes can be ready for move-in in 30 days.

Lots 1, 3, 4 and 7 feature a \$5,000 bonus that can be used for additional upgrades or to put towards closing costs.

Construction is moving along fast as Building 3 in the community is also currently under construction. In the next few weeks, the construction of Building 4 and the Community Recreation Center will be starting. Come in to see our furnished model and other completed townhomes as these homes are selling quickly. Seven of the next ten homes being constructed are already under contract!

## A Quick View - Coleman's Crossing

### **A NEW MIXED-USE COMMUNITY IN GLOUCESTER**

~ Designed For The Way You Live!

Offering 14 different models including ranch and two-story, exterior maintenance-free units. Features include open floor plans with 1,300 to 2,480 square feet of living space, two to four bedrooms, attached or detached garages, hardwood and tile flooring, designer kitchens, private rear porches and fenced backyards. Great location within walking distance of grocery, banking, pharmaceutical, clothing, restaurants, and floral needs. Prices Start at just \$219,000.

#### **TOWNHOMES NOW MOVE-IN READY:**

Several townhomes are now move-in ready including one- and two-story models.

Incentives: If you act now you can **RECEIVE \$5,000** towards additional upgrades or to use towards closing costs on Lots 1, 3, 4 and 7.



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

**Sales Office/Model Home:** Open daily, Monday-Saturday, 10 a.m. to 5 p.m.; Sunday, 12 to 5 p.m.

**Directions from the Peninsula (I-64):** Take Exit 255B onto Jefferson Avenue (VA-143W). Travel 2.3 miles, then turn right onto Denbigh Boulevard (VA-173E). Travel 3.5 miles and turn left on George Washington Memorial Highway (US-17N). Continue over the Coleman Bridge, then travel three miles and turn left onto Crewe Road (Route 1307). Coleman's Crossing will be on the right.

**Directions from Gloucester Courthouse:** Take US-17S eight miles and turn right onto Crewe Road (Route 1307) at the McDonald's. Coleman's Crossing will be on the right.

**Construction by:** Zandler Development Company, LLC, [www.zandler-dev.com](http://www.zandler-dev.com)

**Marketed by:** Patsy Hall Realty (Broker/Part-Owner), [www.patsyhallrealty.com](http://www.patsyhallrealty.com)  
P O Box 164, Gloucester VA 23061

**Contact:** JoElle Harvey, Realtor 804.694.7557



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