



# GILES News

*Home Sweet Hanover*

Fall 2021

GILES  
Sells A New  
Home  
Every Other  
Day!



## Giles Voted *Best* 2021 New Home Community

**G**iles has been voted Best New Home Community in Hanover by readers of Richmond Magazine and it's no surprise! The Giles Magnolia Club clubhouse is the perfect gathering place for residents, with lots of indoor and outdoor spaces to meet new neighbors and form lasting friendships. The Giles pool features a waterslide, beach-like

entry, mushroom waterfall, lap lanes, water spouts, and plenty of outdoor seating and shade structures. With 50% of its land reserved as woodlands and natural buffers and over \$3 million in amenities, Giles let's you live life the way it should be in Hanover County. And, Giles is ideally located just minutes from Interstates 295, 95, and 64.



## 3 New *Furnished* Models

Ryan Homes' two new furnished models are now open directly across from the Magnolia Club. And, HHHunt Homes has just opened its first furnished model in Giles. These homes highlight features that are trending in new home design as well as reconfirm that some home details are timeless. Visit and discover your new home!



# Move Into Your New Home In Just 6 *Months!*

Featuring  
JAMES  
HARDIE  
SIDING



*Ryan Homes offers a variety of floorplans – some featuring basements, that can be built in just 6 months.*



*HHHunt Homes is offering a collection of spacious homes and with NEW homesites now available.*

**G**iles features both of Richmonds top-selling builders – both offering spacious homes with livable floorplans featuring the latest in home trends. The single family homes offer 2,000 to 4,000+ square feet, basements, two and three car garages, and more – all on heavily wooded homesites ranging from the low \$400,000s to

over \$600,000. Select a homestyle and tailor the home to live the way you want with features that include first or second-floor master suites, walk-out basements, open floorplans, home offices, bonus rooms, and outdoor living spaces. And, every home in Giles features durable, low maintenance James Hardie siding.

## New *Townhomes* Now Available

Looking for an easy living, low maintenance home? Cut your grass for the last time and enjoy life the way it should be in Giles. HHHunt Homes is now offering one-car garage townhomes – including first floor owner's suite plans – from the \$390's.





Magnolia Club Now Open!

## Join In Year-Round *Fun* At Giles

**F**rom zip-lining to fishing, from swimming to gathering at the clubhouse – there's lots of fun to be had in Giles. Every new homeowner will enjoy over \$3 million in amenities, including:

- Resort-style pool including a waterslide, beach-like zero entry, lap lanes, shade structures, and more
- Clubhouse with indoor kitchen and outdoor entertaining areas
- Two ziplines
- Miles of paved nature trails, complete with a fitness course
- Two stocked community ponds with dock
- Pocket parks
- Treehouse playground
- Playhouse village
- And, a Director of Fun to bring it all to life!

Enjoy these fun-filled events and more when you live in Giles:

- Dive-in Movie Night
- Super Bowl Bingo
- Food Truck & Float Night
- Glow Night Pool Party
- Splash & Dash For Kids
- Wine Tasting
- Friday Cheers
- July 4th Parade & Celebration
- Adult Luau Pool Party
- Whatever Floats Your Boat





 **GILES**

9186 Halifax Green Drive  
Hanover, VA 23116

## Conveniently *Located*

**G**iles is located convenient to Interstates 295, 95, and 64. Downtown Richmond and Short Pump are just 15 minutes away and the Richmond Airport is only a 20 minute drive. Here are a few conveniences within 5 miles of Giles:

- Kroger Marketplace
- Target
- Lowes
- NEW Atlee Library
- Kreggers Tap and Table
- Walgreens
- Skipwith Childcare
- Atlee Station YMCA
- Green Top Hunt & Fish
- Anytime Fitness
- Bon Secours Memorial Hospital
- Chick-fil-A
- Walmart Neighborhood Market
- Marty's Grill
- Lidias Ristorante Italiano
- Gelati Celesti
- Zheng Chinese Restaurant
- Starbucks
- More Than Greek Grill & Garden
- PBR
- Mi Jalisco Mexican Restaurant
- The Patron

## *Walk* To A+ Schools

**S**tudents who live in Giles can walk across the street to Cool Spring Elementary, Chickahominy Middle and Atlee High schools—some of the highest ranked schools in the Central Virginia. The Specialty Center at Atlee High School offers the Health Sciences Program as well as STEM, Public Safety, and Health Sciences electives to all Hanover County high school students.



[GilesHanoverVA.com](http://GilesHanoverVA.com)

Ryan Homes (804) 277-8422 | HHHunt Homes (804) 597-3829

1 mile from Route 301 on Atlee Station Road, across from Atlee High School in Hanover, VA.

The features and amenities described and depicted herein are based upon current development plans, which are subject to change based on market conditions, availability and architectural revisions.