



# GILES News

*Home Sweet Hanover*

Winter 2021



## Giles is SALEabrating Its 200th Sale!

We're celebrating our 200th sale at Giles with a special offer for 8 lucky home buyers. No matter where you move to in Giles, if you're one of our lucky 200th SALEabration purchasers, you will enjoy these extra rewards:

Starting January 15, 2021, the first 5 families who contract to buy a new home in **The Preserve at Giles** will receive \$2,500 in closing costs from Ryan Homes and a \$1,000 VISA gift card from East West Communities at closing. The first 3 families to contract to buy in **The Cove at Giles** will also receive \$2,500

in closing costs and a \$1,000 gift card from HHHunt Homes at closing.

Located near Interstates 295, 95, and 64, Giles offers a new way of living featuring brand new flexible floorplans with modern living spaces, bonus rooms, offices, and studies. Now is the time to make your move to Giles!



## Magnolia Club Opening Soon

The resort pool, clubhouse, and playground will open for a fun filled summer 2021 season.



## Hug A Tree

You'll need a few friends if you want to hug a tree in Giles! 50% of the property will be preserved as woodlands and natural space leaving lots of trees to enjoy.





# Choose A *Homestyle* To Fit Your Lifestyle!



*Ryan Homes offers a variety of floorplans on wooded homesites with home offices, studies, and bonus space.*



*HHHunt Homes is offering a collection of spacious homes with opportunities for families to grow.*

**G**iles features Richmond's 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 range from the low \$400,000s to over \$500,000s.

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.

## An *All* James Hardie Community!

A well-designed house should make you happy whenever you see it. It simply feels good to have a polished home. To provide long-lasting beauty, every home in Giles features James Hardie cement siding that has been engineered to provide long-lasting beauty, whatever the elements.







## 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
- A zipline
- Miles of paved nature trails, complete with a fitness course
- Two stocked community ponds
- Pocket parks
- A treehouse playground
- Environmentally friendly community with 50% tree preservation







## Conveniently Located In The Heart Of *Hanover*

**G**iles is convenient to Interstates 295, 95, and 64. Residents here can enjoy nearby shopping, entertainment, restaurants, health and wellness facilities, and more. Downtown Richmond and Short Pump are just 15 minutes

away and the Richmond International Airport is only a 20 minute drive.

Take a look at some of the many conveniences you'll enjoy when you make your new home in Giles!

Discover what's in-store for you just 5 minutes from Giles:

- Kroger Marketplace
- Target
- Lowes
- Walgreens
- NEW Atlee Library
- Kreggers Tap and Table
- Virginia Center Commons Mall
- Skipwith Childcare
- Green Top Hunt & Fish
- Bon Secours Memorial Hospital
- Atlee Station YMCA
- Anytime Fitness
- Lidias Ristorante Italiano
- Zheng Chinese Restaurant
- More Than Greek Grill & Garden
- Mi Jaliseo Mexiean Restaurant
- Giovanni's Italian Restaurant
- Outback Steakhouse
- Chick-fil-A
- The Patron (restaurant)
- Sports Page Bar & Grill
- Industrial Tap House
- Walmart Neighborhood Market
- Barnes & Noble
- Marty's Grill
- Starbucks
- Gelati Celesti

## *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 Richmond area. 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)

9239 Denton's Tavern Way, Hanover, VA 23116 | 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.