



# GILES News

Home Sweet Hanover

Spring/Summer 2023



## Announcing Your *Final* Opportunity To Build In Giles

Giles was voted Best New Home Community 3-times by readers of Richmond Magazine and chosen to have the Best Community Amenity by The Home Builders Association of Richmond. But, that's just the beginning. Giles' FINAL neighborhood is now available for sale which will complete development of this award winning community. Learn more at [www.GilesHanoverVA.com](http://www.GilesHanoverVA.com).

## Year-Round *Fun*

The fun lasts all year long at Giles! This spring, enjoy a Corn Hole Tournament, an Easter Egg Hunt, outdoor Fitness Classes, Ladies Bunko Night, Dudes & Darts, Kids' Hunt For Gold, a 55+ Uncorked Party, and much more.



## Enjoy Your *Backyard*, Not Your Neighbor's

Announcing Giles' final neighborhood featuring spacious, wooded homesites with home prices starting in the \$500's. Select from a variety of floor plans and make your new home in Giles!





# We've Saved The *Best* For Last!

Featuring  
JAMES  
HARDIE  
SIDING



*Ryan Homes offers a variety of floorplans. Choose the one that is perfectly suited for your lifestyle.*

**G**iles features Richmond's top-selling builder – offering spacious homes with livable floorplans and featuring the latest in home trends. The single family homes offer 2,000 to 4,000+ square feet, two and three car garages, and more – all on wooded spacious homesites ranging from the \$500,000s. Select a home style and tailor the home

to live the way you want with features that include first or second-floor master suites, open floorplans, home offices, bonus rooms, gourmet kitchens, and outdoor living spaces. And, every home in Giles features durable, low maintenance James Hardie siding and comes with a \$3 Million amenity right in your backyard.

## 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.







The Magnolia Club at Giles

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

**F**rom community events 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 soccer fields
- Paved nature trails, complete with a fitness course
- Two ponds
- Pocket parks
- Two playgrounds, one adjacent to the Magnolia Club.
- 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
- BBQ Cook-off
- Family Fun Carnival
- Wine Tasting
- Friday Cheers
- Visit With Santa
- Adult Luau Pool Party
- Whatever Floats Your Boat







## 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
- Pizza & Beer of Richmond in Hanover (PBR)
- 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 Jalisco Mexican Restaurant
- Giovanni's Italian Restaurant
- Outback Steakhouse
- Chick-fil-A
- The Patron (restaurant)
- Sports Page Bar & Grill
- Industrial Tap House
- Walmart Neighborhood Market
- 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)

9318 Willies Way Trail, Hanover, VA 23116 | Ryan Homes 804.258.1243  
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.