



GILES News

Home Sweet Hanover

Summer 2019

65
Homes
Sold!



Welcome Home To Giles

In just 4 months, Giles sold 65 homes! Buyers say the beautiful wooded setting, large lots, craftsman homes, and the ease of the sales process are reasons they chose to make Giles home.

Located near Interstates 295, 95, and 64 in Hanover, Giles offers a new way of living. The homes in Giles feature brand new flexible floorplans with modern, open living spaces and gourmet kitchens. Dice up some locally grown veggies in the kitchen, and catch up on everyone's day in the family area at the same time!

Then, step into your yard for a little fresh air. In the mood for a swim? The pool and clubhouse are just a few steps further! And, check out the miles of nature trails or have hours of fun on the zipline, playground, or fitness course.

Homes in Giles start in the high-\$300s. Villa homes start in the mid-\$200s.

The Big Green Egg Giveaway!

For a limited time, non-contingent new home sales in *The Preserve at Giles* will receive a FREE large Big Green Egg at closing.



Hug A Tree

At Giles, you will need a few friends if you want to hug a tree! Fifty percent of the property will be preserved as open space leaving lots of trees to enjoy.



Happenings



Choose A *Homestyle* To Fit Your Lifestyle!

Giles features spacious homes with livable floorplans featuring the latest in home trends. The single family homes offer up to 3,700 square feet, basements, two and three car garages, and more – all on heavily wooded homesites range from the high-\$300s to over \$400s.

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, and outdoor living spaces. And, every home in Giles will feature durable, well designed James Hardie siding.

Live *Carefree* And Happy In The Villas at Giles

Giles Villas feature first floor masters, open floorplans, and two car garages. These, like all of the homes in Giles, have access to the \$3 million amenities including miles of trails and a clubhouse. The villas start in the mid-\$200s.

Ryan Homes' furnished Villas model is open daily for tour.



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.



@ GILES



Join In Year-Round *Fun* At Giles

From zip-lining to fishing, from swimming to gathering at the clubhouse – there's lots of fun to be had in Giles. Each home comes complete with the following amenities:

- 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
- Two stocked community ponds
- Pocket parks
- A treehouse playground
- Environmentally friendly community with 50% tree preservation





Conveniently Located In The Heart Of *Hanover*

Giles 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
- PetsMart
- Kreggers Tap and Table
- Virginia Center Commons Mall
- Virginia Center Stadium 20 Movie Theater
- 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
- Brunetti Express 301
- Outback Steakhouse
- Bell Cafe
- The Patron (restaurant)
- Sports Page Bar & Grill
- Industrial Tap House
- Walmart Neighborhood Market
- Barnes & Noble
- Marty's Grill

Walk To A+ *Schools* When You Live In Giles!

Students who live in Giles can walk to Cool Spring Elementary School, Chickahominy Middle School and Atlee High School—some of the highest ranking 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

9383 Atlee Station Road, Hanover, VA 23116

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.