MAGNOLIA GREEN

Eagle Bend



SCHELL brothers

GET TO KNOW EAGLE BEND AT MAGNOLIA GREEN!

WHY EAGLE BEND?

Explore the life you've always imagined in Eagle Bend! Enjoy the quaint neighborhood design that includes 3 cul-de-sacs, along with the ability to personalize the basement space you've always dreamed of with walk out basement homesites. Eagle Bend is a private enclave of Schell Homes, conveniently located to the Aquatic Center, Golf Clubhouse and future park 28- acre park.

WHAT AMENITIES ARE OFFERED?

There are several amenity areas within the community. The brand new Aquatic Center offers a Junior Olympic sized swimming pool, an activity pool, and a lounge pool. Children can enjoy playing on the pirate-themed playground! A fitness facility with tennis and pickleball courts can also be found in this area. The Arbor Walk amenity area consists of a recreation center that features a swimming pool, sport court, and a park.The clubhouse has the ability to accommodate large events and weddings. It has its own restaurant and bar so residents can enjoy dining out in their own neighborhood! The community will eventually host a 28-acre public park and picnic pavilions.

WHAT ARE THE SOCIAL ACTIVITIES?

From the annual Easter Egg Hunt, to Summerfest, and movie nights at the pool there is always something for everyone of all ages to enjoy. In the spring and fall, a Farmer's Market is held within the community so residents can enjoy local fruits and veggies in season. There's even an annual 5k, Family Fun Run, and a community swim team.

WHAT IS INCLUDED IN THE HOA & WHAT ARE THE FEES?

Eagle Bend shares in the master association fees, which are $313 per quarter. Association dues include the Aquatic Center and pools, recreational courts, maintenance of the common grounds, recycling and trash pickup. Additionally, Magnolia Green is supported by a Community Development Authority which will provide community and county infrastructure improvements. This is paid to Chesterfield County by all Magnolia Green residents, and billed bi-annually for $225.50.

IN WHAT SCHOOL DISTRICT IS MAGNOLIA GREEN LOCATED?

The community is located in the award-winning Chesterfield County Public School district which includes Moseley Elementary School, Deep Creek Middle School, and Cosby High School. Cosby High School is a National Blue Ribbon Award winner.

WHAT TYPE OF HEAT/ENERGY SOURCE WILL BE IN THE HOMES?

Heat will be provided by Columbia Natural Gas. Green options such as dual fuel systems will also be available.

WHO ARE THE UTILITY COMPANIES?

Gas: Columbia Natural Gas (green options such as dual fuel systems available)
Electric: Dominion Virginia Power
Water: Chesterfield County
Phone/Cable: Verizon and Comcast
Sewer: Chesterfield County


EAGLE BEND DRIVE
EAGLE BEND DRIVE
EAGLE BEND DRIVE

Scan me
for more info on
Eagle Bend



Included Elevation A

The Whimbrel

Beds: 3 - 6 | Baths: 2 - 4 |
Heated Sqft: 1,971 - 5,204 | Total Sqft: 2,544 - 6,812

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A



Optional Elevation B

Scan me
for more info on
Eagle Bend

The Mayberry

Beds: 3 - 6 | Baths: 2 - 5.5 |
Heated Sqft: 2,266 - 5,546 | Total Sqft: 2,925 - 7,406

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A

Scan me
for more info on
Eagle Bend



Optional Craftsman Elevation

The Chatham

Beds: 3 - 5 | Baths: 2.5 - 4.5 |
Heated Sqft: 2,583 - 4,868 | Total Sqft: 3,511 - 6,080

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR



SECOND FLOOR



Optional Elevation E

Scan me
for more info on
Eagle Bend

The Kingfisher

Beds: 3 - 7 | Baths: 2.5 - 7 |
Heated Sqft: 2,566 - 5,750 | Total Sqft: 3,531 - 7,514

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

Scan me
for more info on
Eagle Bend



Optional Elevation C

The Cassidy

Beds: 4 - 6 | Baths: 3.5 - 6.5 |
Heated Sqft: 2,478 - 5,799 | Total Sqft: 3,439 - 8,194

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A



Optional Elevation D

Scan me
for more info on
Eagle Bend

The Brady

Beds: 4 - 7 | Baths: 2.5 - 5.5

Heated Sqft: 3,018 - 5,429 | Total Sqft: 4,250 - 6,723

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

Scan me
for more info on
Eagle Bend



Optional Craftsman Elevation

The Shearwater

Beds: 3 - 6 | Baths: 2.5 - 6 |
Heated Sqft: 3,020 - 6,280 | Total Sqft: 3,990 - 8,082

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

Scan me
for more info on
Eagle Bend



Optional Farmhouse Elevation

The Jameson

Beds: 3 - 8 | Baths: 2.5 - 6.5 |
Heated Sqft: 2,705 - 6,269 | Total Sqft: 4,123 - 7,765

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A

SECOND FLOOR
Included Elevation A

Scan me
for more info on
Eagle Bend



Optional Elevation C

The Chesapeake

Beds: 4 - 7 | Baths: 3 - 6.5

Heated Sqft: 3,383 - 7,004 | Total Sqft: 4,430 - 9,648

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



Optional Southern Elevation

Scan me
for more info on
Eagle Bend

The Bridgeport

Beds: 4 - 6 | Baths: 4.5 - 6.5 |
Heated Sqft: 3,500 - 5,981 | Total Sqft: 4,146 - 7,795

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

Scan me
for more info on
Eagle Bend



Optional Craftsman Elevation

The Waterford

Beds: 4 - 8 | Baths: 3.5 - 7.5 |
Heated Sqft: 3,642 - 7,495 | Total Sqft: 4,810 - 9,521

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR



SECOND FLOOR

SITE PLAN



HOMESITE PREMIUMS

#2 $7,500

#12 $15,000

#24 $5,500

#27-2 $22,000

#33-2 $15,000

#36-2 $7,500

#43 $12,500

Want more information?
For more information visit schellbrothers.com or contact our Sales Team!



Audrey Chancellor
(804) 924-9185
audrey.chancellor@schellbrothers.com

> Not only is Schell Brothers a first-rate home construction company but it is also a great place to work as is evident by everyone we interacted with. And it's a business who is committed to our community.
>
> - Douglas & Jenny Kleintop

Scan me
for more info on
Eagle Bend

© 2026 Schell Brothers LLC. All Rights Reserved. Renderings are an artist's conception and are for illustrative purposes only. Floor plans have an extensive list of structural options for further personalization. All information is subject to change without notice. Updated 3.25.26