

# The Linkside Collection

What do you buy with your condominium fee?

## Lifestyle Pleasures

What you **DON'T HAVE TO DO**

gives you **TIME TO DO**

what you **WANT TO DO!**

Your monthly fee of \$153 includes...

- Exterior maintenance, repairs or replacement of buildings exterior components including roof, siding, fencing, walkways
- Grounds and landscaping maintenance including mowing, tree and shrub trimming, seasonal seeding, fertilizing and mulching
- Street and street light upkeep and maintenance
- Termite treatment and damage bond
- Master insurance policy covering structure and original finishes
- Home owners need contents coverage (HO6) for furniture and personal property
- Professional Property Management
- Private trash pick-up (twice weekly)
- Maintenance of clubhouse, fitness center, swimming pool, tennis courts and tot lot



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BRAEMAR CREEK  
Condominium at Greensprings Plantation

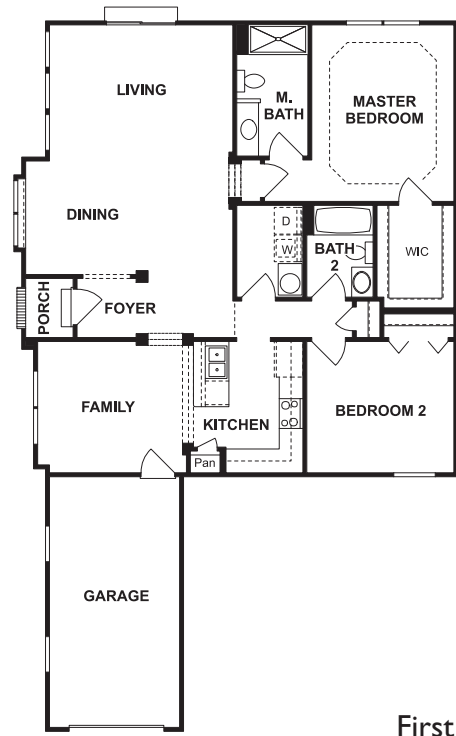


Marketed by Long & Foster

In an effort to satisfy homeowners and continuously improve our designs, the builder may change plans, specifications, manufacturers, materials and prices periodically without prior notice. Extra cost options may be shown in models or illustrations. The illustrations we have provided are artists' interpretations. Each are intended to assist the homebuyer in his selection and may vary due to field conditions.

# The Linkside Collection

## ABDERDEEN



First Floor



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# The Linkside Collection

## BRAEMAR



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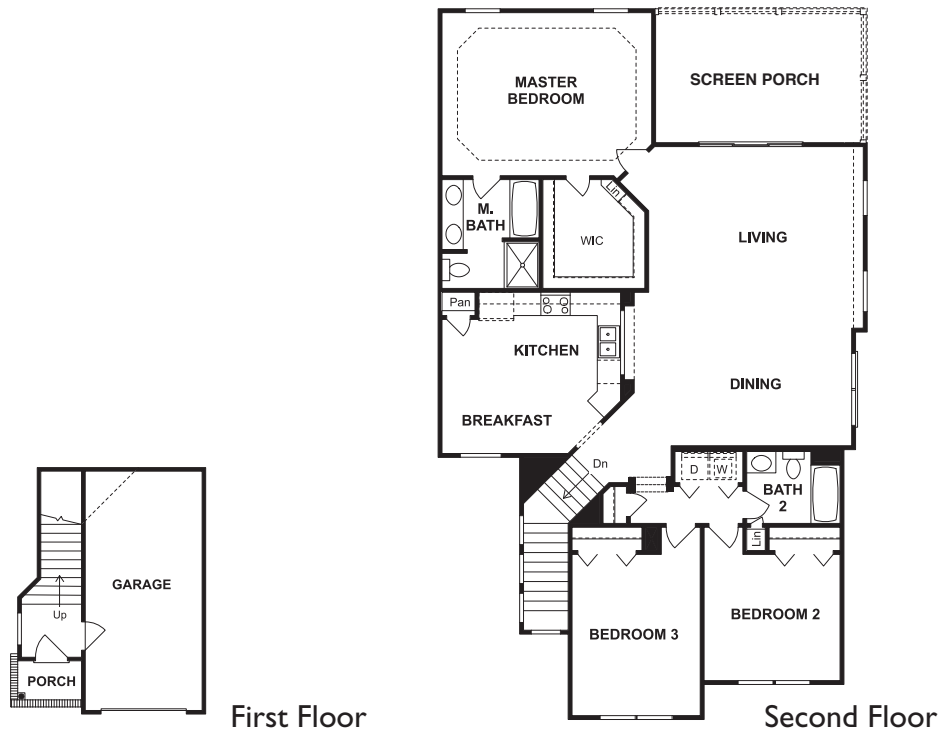


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## BONNEY BRIDGE



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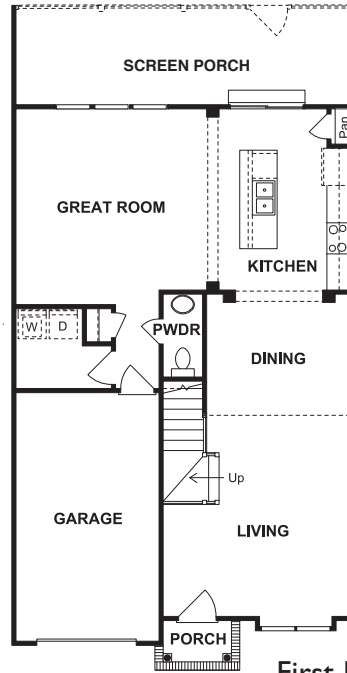


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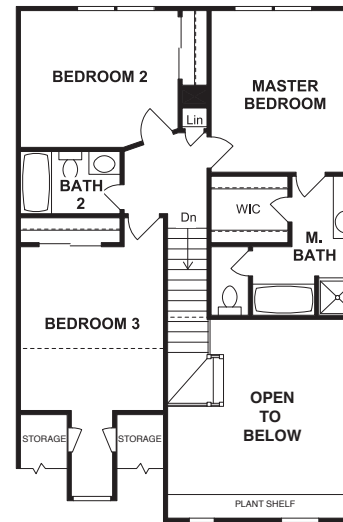
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# The Linkside Collection

## ELMWOOD



First Floor



Second Floor



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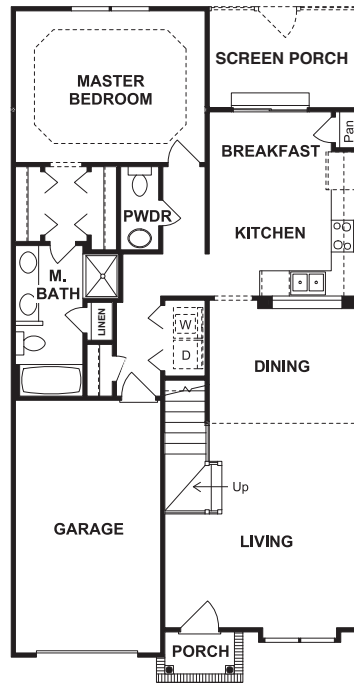


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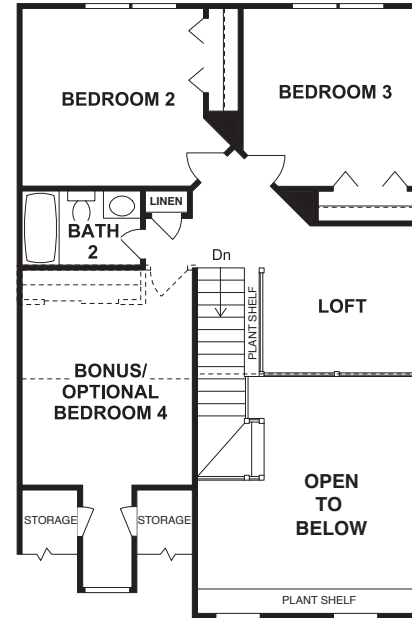
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# The Linkside Collection

## EAGLE GLEN



First Floor



Second Floor



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# The Linkside Collection

## BUILT-IN STANDARDS

### Exceptional Standards

- Concrete footings, block foundation wall and poured concrete slab foundation
- 2 x 4 stud framing with 7/16 OSB wall sheathing and Dow Weathermate Plus house wrap
- 9 ft. ceilings on first and second floors of most models
- Engineered roof system
- 7/16" OSB roof sheathing with clips installed mid span
- Bora-care direct-wood termite treatment before insulation installation and owners association maintenance afterward.
- Beaded lap, cedar shake and board and batten vinyl siding in complimentary color schemes

### Excellent Exteriors

- Maintenance-free condominium ownership
- Brick and cultured stone accents
- Custom Architectural style shingle roof with 30 year extended warranty



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- Broom finish front port with brick lockrow.
- ThermaTru fiberglass entry door and insulated door to the garage
- Estate series 8' x 7' garage door, pre-wired for door opener
- Aluminum gutters and downspouts
- Vinyl, single hung, insulated tilt out windows with grills in glass
- Professionally planned landscaping design including specially selected drought resistant shrubbery and tree package
- Hose bibs at front entrances per plan

### Superior Interiors

- Duron "Desert Fawn" on walls with "Bright White" trim
- Arched 2-panel interior doors
- Designer selected wall to wall carpet, vinyl and tile in living areas with choice of colors
- Tray ceilings with 2 piece crown molding per plan
- Minwax stained stair railings and newel post with two coats of high gloss polyurethane

### Luxurious Bathing Retreats

- 40 or 50 gallon electric water heater (per plan)
- Exhaust Fan in each bath
- Delta chrome two handle faucets
- Elongated toilets bowls with comfort height
- Cultured marble vanity tops
- Handsome Merillat cabinets with brushed nickel hardware
- Separate tub and shower in specific models - fiberglass and ceramic
- "Sterling" tubs and "Floorstone" Shower pans

### Cookin' Gourmet Kitchens

- Kingsford by Dayton, Stainless Steel double-bowl kitchen sink
- Wilsonart laminate countertop with choice of selected colors
- Water connection for ice maker at refrigerator
- Delta chrome two-handle faucets
- Self cleaning radiant range
- Dishwasher

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## BUILT-IN STANDARDS

### *Cookin' Gourmet Kitchens (continued)*

- Badger Insinkerator 1/3 HP garbage disposer
- Microwave/Rangehood combination
- Handsome Merillat "Spring Valley" recessed panel maple or "Arbor Falls" panel cabinets with brushed nickel hardware
- 42" wall cabinets

### *Shedding Light on Your Life*

- Convenient switched receptacles in each room
- Ceiling fan prewire, cable TV and phone outlets in each bedroom and living area
- Recessed lighting per plan

### *Added Comfort & Safety*

- 13 Seer Energy Efficient Janitrol heat pump
- Increased insulation in walls (R-13)
- Increased insulation in ceilings and foundations (R-30)
- Smoke detectors near all sleeping quarters
- All homes covered by 10 year structural warranty provided by HBW 2-10

### *What makes Braemar Creek Special*

- Community open space and common areas are meticulously landscaped with Bermuda grass
- Community is surrounded by beautiful golf course, acres of wildlife and enjoys a 2.5 acre lake shared with Williamsburg National Golf Course
- Access to private Braemar Creek clubhouse with fitness center, full scale kitchens, game room and community lounge. Residents will enjoy sitting by a private pool, a match of tennis on private courts and fun in the sun at the community tot lot providing residents with extended entertaining accommodations



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