

**Victoria Falls**  
**Included Features**  
**Belle Chasse Blvd.**

**Each Building Includes:**

- Low Maintenance Stone and Vinyl Siding
- 30 Year Fiberglass Roof
- Abundant Landscaping
- Access Controlled Main Entrance
- Elevator Access
- Private Garage Parking (Most Homes)
- Complete Fire Alarm System
- Climate Controlled Hallways
- Double Pane Windows

**Community Amenities:**

- Waterfall Entrance
- One Acre Lake with Fountains
- Fitness Trails
- Mail Pavilion
- Two Court Tennis Center
- Four Picturesque Victorian Style Gardens

**Private Resort Club Amenities:**

- 55 Foot Indoor Pool
- State of the Art Fitness Center
- Whirlpool Spa
- Sauna
- Outdoor Pool and Terrace
- Card Room
- Billiards Room
- Arts and Crafts Studio
- Barbecue Area
- Grand Room/Auditorium
- Catering Kitchen
- Patio
- Lifestyle Director's Office
- Library and Business Center
- Locker Rooms
- Massage Room

**Each Suite Includes:**

- Spacious Open Floor Plans
- Smooth 9' Ceilings
- Large Owner Suites
- Two Telephone Outlets w/ Jacks
- Two Cable Television Outlets
- Colonial Trim Package
- Steel Six Panel Entry Door
- Triple Hinged Six Panel Interior Doors
- Domed Recessed Lights Over Every Shower & Tub
- Atrium Door to Private Deck or Patio
- Ventilated Shelving
- Two Coats of Interior Paint
- High Gloss Paint on Trim
- Mini Blinds (For Move-In Purposes Only)
- Polished Brass Hardware
- Choice of Wall to Wall Carpeting
- Choice of No-Wax Vinyl Flooring
- Gas Heat
- Electric Water Heater
- Central Air Conditioning
- Window Screens

**Each Kitchen Includes:**

- Kenmore Appliances:
  - Self Cleaning Range
  - 18 Cu Ft Refrigerator w/ Ice Maker
  - Dishwasher
  - Ventless Range hood with Light
- Garbage Disposal
- Double Bowl Stainless Steel Sink
- 42" Designer Oak Flat Panel Cabinetry
- Choice of Wilsonart Countertops
- Breakfast Bars (Some Models)

**Bathrooms Include:**

- Cultured Marble Vanity Tops with Double Sinks (Some Models)
- Full Width Mirrors
- Medicine Cabinet in Full Baths
- Designer Plumbing Faucets
- One Piece 5' Fiberglass Master Shower w/Seat
- One Piece 5' Fiberglass Tub in Second Full Bath
- Soaking Tub with Separate Shower (Most Models)

**Sturbridge Homes Commitment:**

- Full Pre-Settlement Orientation and Inspection Walk Through
- 11<sup>th</sup> Month Post Settlement Service List
- 10 Year Quality Builders Warranty
- Over 30 Years Experience in New Home Construction
- Member of the Homebuilders Association of Maryland
- Certified Master Builder
- HBAM's 2003 Builder of the Year
- HBAM's 2005 Award of Excellence for the Dartmouth Model

Note: Features and Specifications subject to change without notice. RVSD 11/10/08

Homes Built By: Sturbridge Victoria Falls, LLC  
MHBR No. 3531

