

Welcome Home to . . .

SHENSTONE

Reserve

If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts . . . facts you should know when considering a place to live.

Surrounded by gently rolling hills and breathtaking panoramic views of western Loudoun County, Shenstone Reserve is a community of luxurious homes located just outside historic Leesburg. Nestled in a scenic country setting, this private community is just minutes from any convenience you may need.

A CONVENIENT PLACE TO LIVE

In Shenstone Reserve, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Just off Route 7, Shenstone Reserve is only 5 minutes from historic Leesburg. Ashburn, Reston, and Tysons Corner can be reached in 15, 30, and 40 minutes, respectively, via Route 7, the Greenway, and the Dulles Toll Road. Commuting by Loudoun County Commuter Bus to Washington, D.C., is a comfortable 55-minute bus ride. Leesburg Municipal Airport can be reached in just 10 minutes, and Washington Dulles International Airport is only 25 minutes from your new home.

A FOCUS ON EDUCATION

As a Shenstone Reserve homeowner, you will join a community where education is given the highest priority. The Loudoun County Public School District, with its outstanding record of student achievement, reflects the community's strong commitment to education and its dedication to continued growth and development. Over 85% of high school students

in Loudoun County continue their education after graduation. Gifted programs are available at all grade levels, and Loudoun County High School* offers advanced placement courses. Qualified gifted students may attend the Governor's Magnet school for science, technology, and the arts.

Superb private and parochial schools, including Loudoun Country Day School, Chesterbrook Academy, Madeira School, Middleburg Academy, Foxcroft School, and St. Theresa School, are all a short drive from Shenstone Reserve.

Shenandoah University and the Loudoun County campuses of George Washington University and Old Dominion University are less than 15 minutes away. Nearby Northern Virginia Community College offers continuing adult education with a wide diversity of day and evening courses. The graduate centers of the University of Virginia and Virginia Tech are also close by. George Mason University, located in Fairfax County, is 40 minutes away. In addition, many excellent academic institutions in Washington, D.C., including Georgetown, American, Catholic, and George Washington Universities, are within an hour of Shenstone Reserve.

*Subject to reassignment by governing authorities.





WORLD-CLASS SHOPPING AT YOUR DOORSTEP

Shenstone Reserve is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Leesburg Plaza Shopping Center in Leesburg is just 7 minutes away, and offers not only smaller retail services such as dry cleaners, beauty salons, drug stores, and specialty food shops, but also one of the area's top full-service grocery stores. Just 10 minutes away, the exciting new Village at Leesburg features not only Wegmans — with its huge selection of gourmet foods, Market Café, cooking demonstration area, children's play area, drive-through pharmacy, and wine shop tasting area — but also 25 new restaurants and specialty retailers and services, with more being added every month.

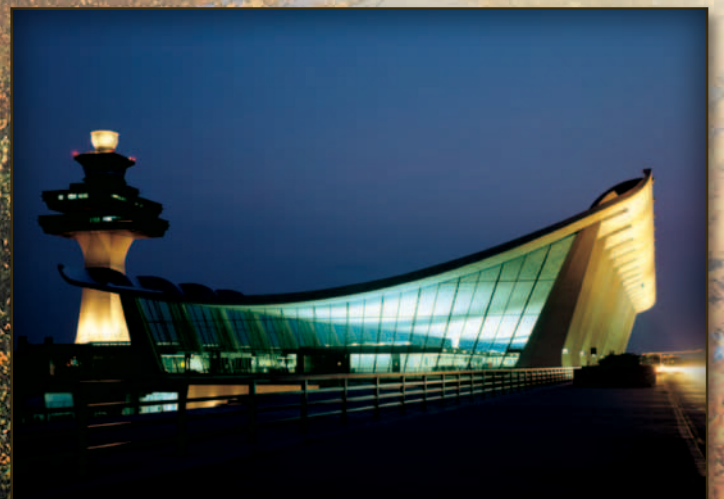
In the charming historic district of Leesburg, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Leesburg Corner Premier Outlets mall is 10 minutes away and offers 110 outlet stores in a village setting. The fabulous Dulles Town Center is just 20 minutes away and features Nordstrom, Lord & Taylor, Macy's, JC Penney, and more than 200 specialty shops and a wide array of dining options. For world-class shopping and dining, the malls at Tysons Corner feature Neiman Marcus, Saks Fifth Avenue, Bloomingdale's, and more than 350 fine specialty shops and restaurants.



THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Shenstone Reserve. INOVA Loudoun Hospital Center, only 15 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Washington, D.C., metropolitan area — acclaimed worldwide for research and treatment — are very accessible.

Also serving Shenstone Reserve are houses of worship representing many faiths.



A CULTURAL AND RECREATIONAL PARADISE

Shenstone Reserve, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. Several challenging private and semi-private golf courses and country clubs, including Belmont Country Club, River Creek Club, The Golf Club at Lansdowne, Trump National Golf Club, and Loudoun Golf & Country Club, are nearby. Challenging public golf courses, including Goose Creek Golf Club, the 1757 Golf Club, the Virginia National Golf Club, and Raspberry Falls Golf and Hunt Club, are within 20 minutes.

Several local and state parks are located near Shenstone Reserve, including Ida Lee Park and Morven Park in Leesburg, 5 minutes away; Franklin Park in Purcellville, 15 minutes away; and Brambleton Regional Park in Ashburn, 15 minutes away. At these parks, you and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking. Equestrians, runners, hikers, bicyclists, and rollerbladers can enjoy the 45-mile W&OD (Washington & Old Dominion) regional trail, located adjacent to Shenstone Reserve. Fitness and exercise clubs are within 10 minutes of your new home.

Northern Virginia in general, and Loudoun County in particular, also offer a broad variety of cultural diversions. You can discover history at Oatlands Plantation and art at the many fine galleries in historic Leesburg and Middleburg. Theatrical presentations can be enjoyed at the Franklin Park Performing Arts Center in Purcellville, at George Mason University's Performing Arts Center in Fairfax, and at a variety of venues in nearby Leesburg. Wolf Trap National Park for the Performing Arts in Vienna and Jiffy Lube Live in Bristow are both wonderful outdoor venues for enjoying concerts and other musical presentations. Sports fans can cheer for their favorite professional teams, including the Washington Redskins, Nationals, Wizards, and Capitals, and DC United. For fine dining, excellent restaurants and country inns abound throughout the area.

In our Nation's Capital, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.

AN AREA OF UNEQUALLED BEAUTY

In Shenstone Reserve, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Shenstone Reserve.





SHENSTONE Reserve

17862 Running Colt Place
 Leesburg, VA 20175
 (703) 729-8884

DIRECTIONS

Via the Dulles Toll Road/Greenway: From I-495, take the Dulles Toll Road/Greenway west toward Leesburg. At the end of the Greenway in Leesburg, take Exit 1A on the left to merge onto the Route 15 South/Route 7 West Bypass. Proceed 4⁹/₁₀ miles west on Route 7 and exit onto Route 9. Turn left at the top of the ramp and proceed 2¹/₁₀ mile to a left turn onto Dry Mill Road. Continue 1⁴/₁₀ miles and turn right (at Coltfeld Way) onto Running Colt Place and our sales center on the right.

Via Route 7, Harry F. Byrd Parkway: From I-495, take Exit 47A (Route 7 west) at Tysons Corner. Follow Route 7 for approximately 30 miles to exit onto Route 9. Turn left at the top of the ramp and proceed 2¹/₁₀ mile to a left turn onto Dry Mill Road. Continue 1⁴/₁₀ miles and turn right (at Coltfeld Way) onto Running Colt Place and our sales center on the right.



TollBrothers.com
 America's Luxury Home Builder*