

# NEWTOWN WOODS

## *The Luxurious Low-Maintenance Lifestyle You Deserve!*

Newtown Woods offers townhomes and single-level residences for the active adult, designed for minimal maintenance, so you'll have plenty of time to relax and enjoy your fabulous new lifestyle.

### NEWTOWN WOODS HOA COVERAGE\*

#### Landscaping

- Lawn mowing, fertilization, and maintenance
- Annual pruning and routine trimming of all shrubs and trees
- Annual mulching of all planting beds
- Irrigation

#### Snow Removal

- Driveways and individual walkways up to and including front stoop
- Road plowing and sanding

#### Maintenance

- Exterior building maintenance including roof, siding, decks, balconies, and exterior paint
- Long-term maintenance of driveways, sidewalks, curbs, and streets
- Seasonal irrigation system maintenance
- Entrance monument and planting beds
- Gutter cleaning
- Upkeep of community common areas

#### Other Services and Coverage

- Maintenance of community clubhouse and pool
- Trash and recycling removal
- Full replacement insurance coverage for all homes and amenities\*\*
- Professional Management Company

\*Homeowners' Association services are subject to change. See sales manager for details.

\*\*Insurance does not cover personal property or interior home improvements. Please review coverage details in the condominium documents with your personal insurance provider. This is not an offering where prohibited by law.



## *Discover Luxurious Amenities at* NEWTOWN WOODS

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## Have the Time of Your Life!



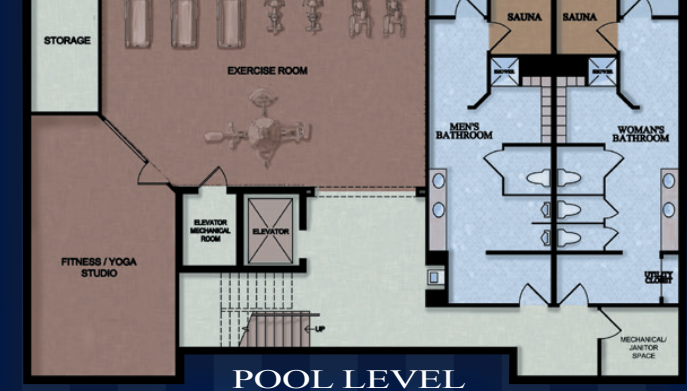
The Club at Newtown Woods is the place where you can create your own perfect country club lifestyle. Picture yourself spending a leisurely afternoon at your private 5,700-square-foot clubhouse — as a homeowner, you're a full member!

Curl up by the fireplace with a page-turner or spend the afternoon shooting pool or playing bridge in the game room. Get in a workout or do aerobics with friends in the fitness center. Take a class in the art studio or demonstration kitchen. There are lots of ways to spend a quiet day at the clubhouse!

There's plenty to do outdoors too! Challenge your neighbors to a bocce game. How about a day of relaxing poolside followed by a refreshing swim?

In the evening, make those dance lessons pay off as you dance the night away in the clubhouse great room. This is your clubhouse, and there is always something fun and exciting to do!

The resort-style amenities and recreational opportunities at Newtown Woods truly bring resort-style living to your backyard to enjoy year-round.



Artist rendering for illustrative purposes only. Any amenities, structures, and dimensions, as well as actual landscaping, and parking facilities may vary and are subject to change.



Condominium-style apartments from the low \$300,000s | Townhomes from the upper \$300,000s  
 18 Brookside Court | Newtown, CT 06470  
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Find us on [Facebook.com/TollBrothersConnecticut](https://www.facebook.com/TollBrothersConnecticut)

\*Age-qualified community for adults 55+. Amenities need not be built.