

Toll Brothers[®] at Fawn Lake

12201 Longstreet Drive • Spotsylvania, VA 22551

(540) 972-6025



Directions

From I-95: Take Exit 130B to merge onto VA-3 W/Plank Road toward Culpeper. Proceed 9-8/10 miles to left onto County Road 621/Orange Plank Road. Continue 2-9/10 miles to left onto Longstreet Drive to Welcome Center and parking 2/10 mi. ahead on the right.

Toll Brothers
America's Luxury Home Builder[®]

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Welcome Home to . . .

Toll Brothers[®] at Fawn Lake

*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 picturesque wooded landscapes, Toll Brothers at Fawn Lake is a community of luxurious homes located in prestigious Spotsylvania County. Nestled in a private country club setting, this gated community with its Arnold Palmer Championship Golf Course, wildlife sanctuaries, and 288-acre lake with boating and fishing is just minutes from any convenience you may need.

A Convenient Place to Live

In Toll Brothers at Fawn Lake, you will enjoy the relaxed atmosphere of luxurious country club living with excellent shopping and a wide choice of cultural and recreational events close to home. Fawn Lake is just 15 minutes from both Interstate 95 and historic Fredericksburg. Commuting by train to Washington, DC, is an easy 30-minute ride on the Virginia Railway Express (VRE) from the Fredericksburg station, located just 20 minutes away. Both the mountains and the Chesapeake Bay are within a little over an hour's drive, as well as Ronald Reagan Washington National and Richmond International Airports.



A Cultural and Recreational Paradise

Toll Brothers at Fawn Lake, 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.

Designed around a private 18-hole Arnold Palmer Championship Golf Course (7,010 yards, Par 72), Fawn Lake offers residents a host of resort-style amenities. The heart of the community is the grand Clubhouse, with swimming, fitness, and business services — and spectacular lake views in every direction. Casual and fine dining, along with a patio and garden perfect for outdoor entertaining, are available just steps from the Clubhouse in another lakeside setting, which features private boat slips so residents can arrive by boat for dining and entertainment. Plus, this fabulous community boasts lakeside clay tennis courts, tot lots, ball fields, and scenic hiking and biking trails. And of course, there's the gorgeous 288-acre Fawn Lake itself, with available boat slips and a private beach. Last but not least, you can enjoy the neighborhood dog park and community garden — all just outside your door. In addition, the challenging public courses of Lee's Hill, Meadows Farms Golf Course, and Cannon Ridge Golf Club are within 30 minutes of your home at Fawn Lake.

From 5 to 30 minutes away, you'll find a variety of local and state parks. The Fredericksburg and Spotsylvania National Military Parks for the Battle of Wilderness and Battle of Chancellorsville are just 2 and 10 minutes away, respectively. Within 20 minutes, Fredericksburg features a beautiful historic district as well as several parks. Within 45 minutes are Leesylvania State Park, Mason Neck State Park, and the spectacular Lake Anna State Park, where you can enjoy swimming, boating, fishing, hiking, and picnicking. Fitness and exercise clubs are within 5 minutes of your new home. Close to home, you and your family can discover history and art at the Fredericksburg Area Museum and Cultural Center or tour the area's historic sites, such as the Chancellorsville, Fredericksburg, Wilderness, and Spotsylvania Battlefields, and award-winning vineyards, such as Hartwood, Potomac Point, and Rogers Ford Farm Wineries. For fine dining, you'll find many excellent restaurants and country inns in Fredericksburg, Orange, and Culpeper.



Within about an hour's drive, you can enjoy the fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and sports venues in downtown Washington, DC; Richmond; and Charlottesville.



World-Class Shopping at Your Doorstep

Toll Brothers at Fawn Lake is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, Harrison Crossing is just 10 minutes away, featuring Giant® grocery and pharmacy, Home Depot, PetCo, and a variety of shops and restaurants. In charming Fredericksburg, Orange, and Warrenton, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Within just 15 minutes are Central Park — offering a wealth of shopping and dining options, from the acclaimed Wegmans to Target and Best Buy — and Spotsylvania Crossing and Village Square shopping centers. Spotsylvania Towne Centre is also within 15 minutes, with Macy's and Belk; movie theaters; and over 150 fine specialty shops and restaurants.



The Best in Community Services

Excellent medical facilities are comfortably close to Fawn Lake. Virginia Urgent Care is just 10 minutes away, and the well-known Cancer Center of Virginia and Pratt Medical Center are within 15 minutes' drive. Spotsylvania Emergi-Center, Mary Washington Hospital, Stafford Hospital, and the Spotsylvania Regional Medical Center are all within 25 minutes of your new home, offering a complete range of medical services. In addition, the world-renowned hospitals and medical care facilities in Washington, DC; Richmond; and Charlottesville are very accessible.



A Focus on Education

As a Toll Brothers at Fawn Lake homeowner, you will join a community where education is given the highest priority. Over 80% of Spotsylvania County High School students continue their education after graduation. Gifted programs are available at all grade levels, and Riverbend High School offers a wide variety of college Advanced Placement courses. Ni River Middle School was awarded the 2012 Intel School of Distinction, and Brock Road Elementary School participates in the Spotsylvania County Gifted Services program (SCOPE).*

Superb private and parochial schools, including Faith Baptist School, Odyssey Montessori, and Great Oaks Country Day School, are all within 30 minutes of Fawn Lake. Most offer both primary and secondary education.

Learning is a lifelong endeavor, and Toll Brothers at Fawn Lake offers you a wealth of learning opportunities! The University of Mary Washington in Fredericksburg is less than 30 minutes away. Nearby, Germanna Community College and Strayer University offer you a wide variety of continuing adult education courses and degree programs with both day and evening schedules. In addition, there are many excellent academic institutions, such as George Mason University, The University of Virginia, and The University of Richmond in Virginia and George Washington and Georgetown Universities in Washington, DC — all just an hour away.

*Subject to reassignment by governing authorities.



An Area of Unequaled Beauty

In Toll Brothers at Fawn Lake, 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 Fawn Lake.

