




# Hidden Brooke

*Prime Location for the Prime of Life*






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HiddenBrooke is the prime spot for the most exciting years of your life. In this energetic new condominium community for adults age 55 or better, every day feels like you're living at a club created especially for you.

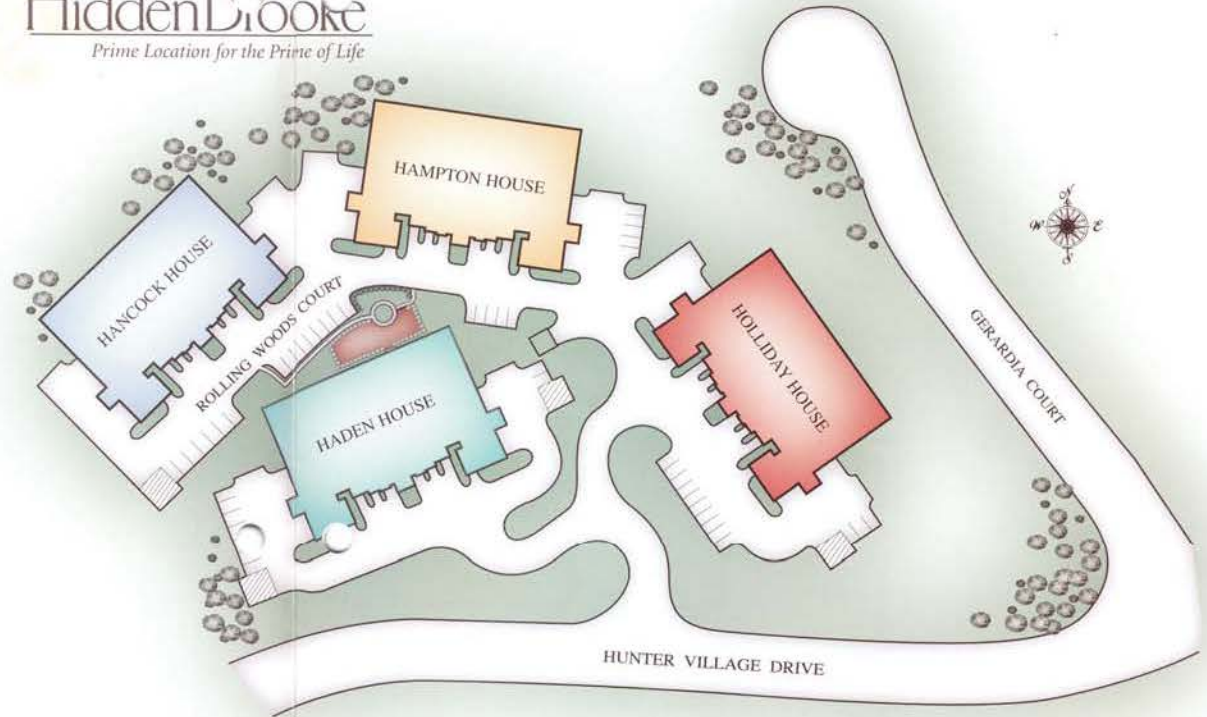
Whether you're still busy with your career or primed to fill your retirement with fun, HiddenBrooke puts you close to everything. Here, nestled among established Springfield neighborhoods, you're near family and friends, accessible to all the major commuter routes and Metro, and just minutes from the best of downtown Washington. If you're looking to make the most of life and leave home maintenance behind, HiddenBrooke is a prime new opportunity.





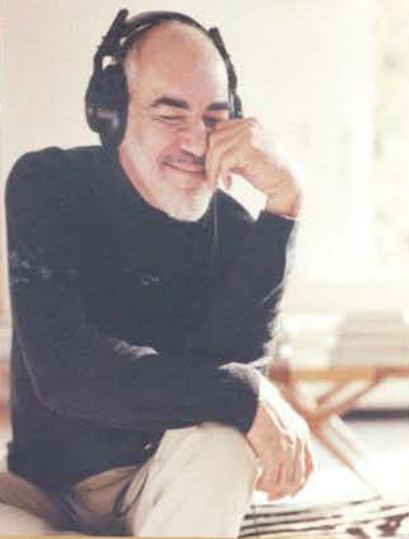
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*Age-Exclusive Condominiums from the high \$200's*

- Intimate Condominium Community of Just 91 Homes
- Elevator Buildings with Balconies or First Floor Patios
- Spacious Two-Bedroom Floorplans with Bonus Space
- Formal Dining Rooms
- Optional Garages
- Located in Fairfax County, Springfield, Virginia
- Surrounded by Shopping, Dining and Established Neighborhoods
- Health and Fitness Center
- Club Room
- Maintenance Free Living
- Secured Entries
- Lushly Landscaped Courtyard Setting



# HiddenBrooke Included Features

## *Community Attributes*

- Conveniently Located near Metro, VRE, I-495, I-395, I-95 and Fairfax County Parkway
- Close to Hundreds of Shopping Opportunities
- Transport System
- Easy Access Elevator Buildings
- Speak Easy Club Located in the Haden House
- Outdoor Plaza with Seated Areas
- Secured Entries

## *Distinctive Exteriors*

- Maintenance-Free with Classic Brick and Durable, Cementitious Siding
- Optional Garages
- Professionally Landscaped and Sodded Exteriors
- Aluminum Downspouts and Gutters

## *Impressive Interiors*

- Luxuriously Appointed Lobbies with Decorative Lighting
- Mailboxes in Each Building
- Each Home Includes a Steel Front Door with Peephole, Deadbolt and Thumb-Latched Knob
- Spacious Bedrooms
- Living Room Fireplace with Mantle and Marble or Granite Surround
- Bonus Spaces for Hearth Rooms and Sunrooms (per model)
- 9' Ceiling Height (All Levels), 10' Ceiling Height in Penthouse Level
- Colonial Three Panel Interior Doors
- Crown Molding in Living Room, Dining Room and Foyer
- Chair Rail and Panel Molding in Dining Room and Foyer
- Colonial Window Trim
- Stain Resistant Carpet with Upgraded Carpet Padding
- Pre-Wire for Ceiling Fan in All Bedrooms, Living Room, and Hearth Room or Den
- Telephone Pre-Wires
- On-Q Advanced Wiring Package
- Smoke Detectors
- Full Size Energy Star® Front Loading GE® Washer and Dryer
- Glued and Screwed Sub-Flooring
- Screwed Drywall (Rather than Nailed)
- Residential Warranty Corporation 10-Year Warranty

## *State-of-the-Art Kitchens*

- 21-Cubic Foot Refrigerator with Icemaker
- Energy Star® GE® Dishwasher
- Self Cleaning GE® Range Oven with Clock and Timer
- 42-Inch Oak Cabinetry
- Corian® Countertops
- Corian® Sink with Vegetable Bowl
- Garbage Disposal

## *Luxurious Baths*

- Ceramic Tile Bath Tub Surround
- White Cabinetry with Cultured Marble Vanity Top
- Mirrored Medicine Cabinets
- Master Bath Includes Dual Vanity Sinks and Soaking Tub
- Raised, Elongated Toilets

## *Energy Efficiency*

- Economical Gas Heating
- Central Air Conditioning
- Quick Recovery Water Heater
- Double Glazed, Insulated Windows
- Air Filtration System
- Insulation in Roof, Ceilings, Exterior Walls and Overhangs

## *Universal Designs*

*Brookfield Homes has designed each home at HiddenBrooke for a convenient transition into an age in place lifestyle.*

- Barrier Free Entry
- Widened Entryways to Bedrooms and Bathrooms
- Levered Door Handles
- Lighted, Rocker Light Switches
- Lowered Light Switches
- Raised Electrical Outlets
- Pre-Block for Future Grab Bars in Bathrooms
- Weight Supporting Towel Bars in Bathrooms
- Vanities Raised to Alleviate Unnecessary Bending
- Raised, Elongated Toilets

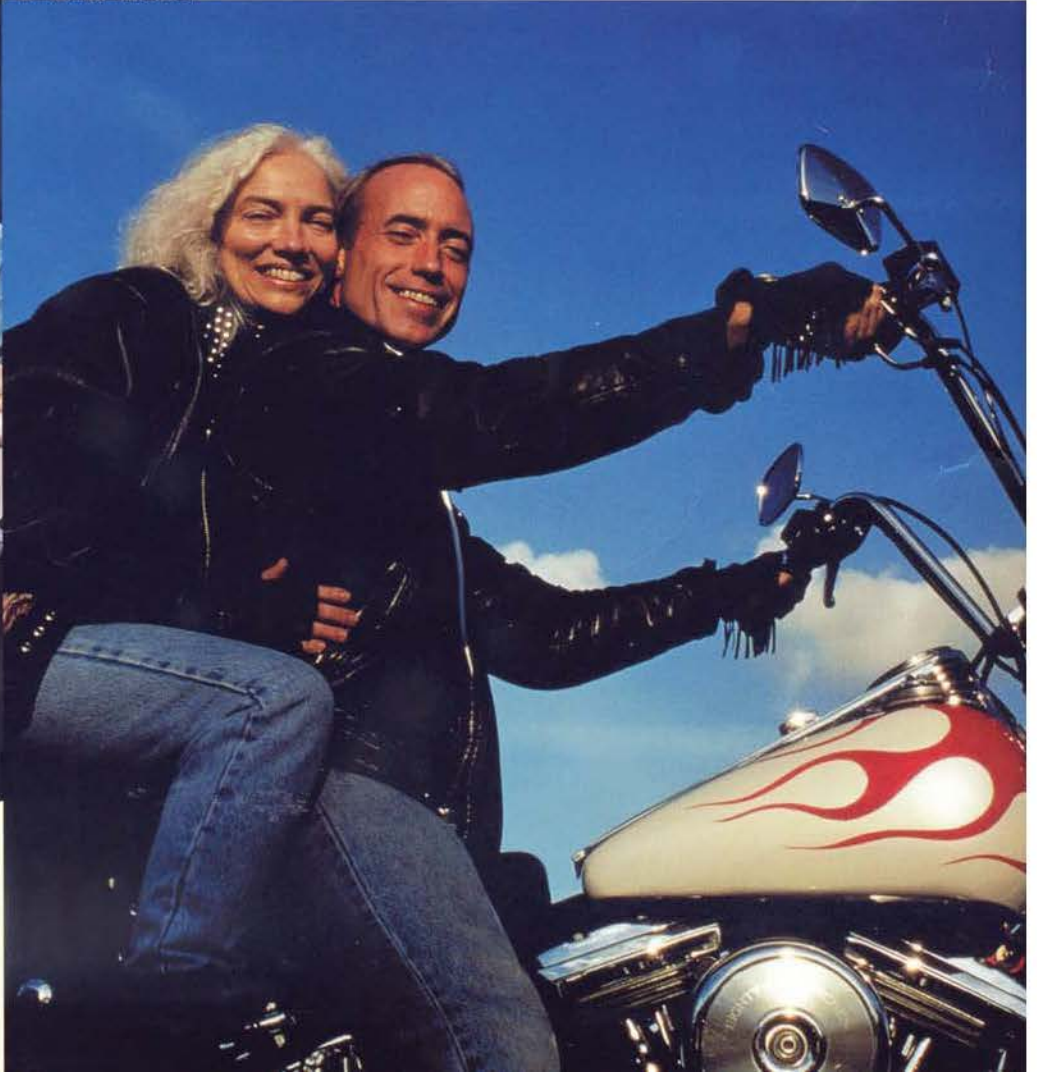
*Elevations shown are the artists concepts. Room sizes are approximate. Consult blueprints for specific details. Prices, plans and specifications subject to change without notice.*

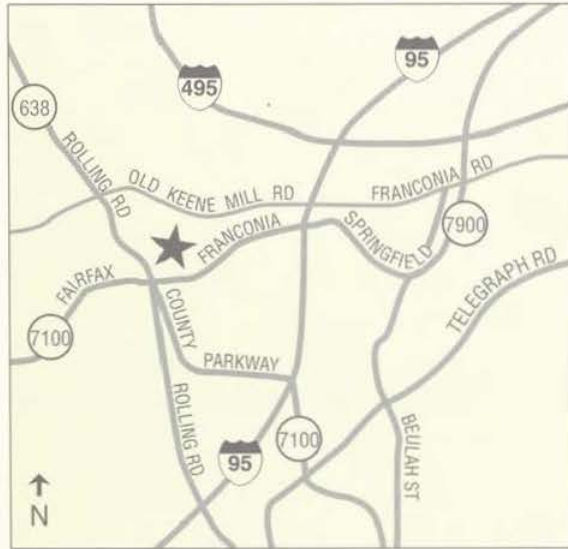


[BrookfieldHomes.com](http://BrookfieldHomes.com)



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BrookfieldHomes.com

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