

Williamsburg's *Top Selling Neighborhoods*



Ford's Colony
Page 4



Kingsmill
Page 6



Brickshire
Page 8



Colonial Heritage
Page 9



New Town
Page 10



Stonehouse
Page 11



Governor's Land
Page 12



White Hall
Page 13



Seasons Trace
Page 14



Queens Lake
Page 15



Welcome to Williamsburg's "Top Neighborhoods"

As part of our "Welcome Home to Williamsburg" marketing campaign, this magazine will feature some of the top selling neighborhoods in Williamsburg.

Visit our website and check out our featured neighborhoods.

DENISE FLEISCHMANN

Realtor, Associate Broker, ABR, SRES, SFR

Liz Moore and Associates

Ford's Colony



Voted the number one master-planned community in America, Ford's Colony is a popular community with about 5000 residents and nearly 2500 homes. Three 18 hole championship courses boast the most acclaimed golf in our area. The Country Club offers fine dining which has received the AAA Five Diamond award for its excellence in service and delectable fare. With its amazing natural surroundings and serene environment, Ford's Colony relaxes and inspires all who visit. This community features custom built homes nestled amongst beautiful ponds and leisurely walking trails. Accommodating all with a wide range of amenities including 2 olympic sized swimming pools, 4 hard surface and 6 clay tennis courts. The active homeowners' group sponsors a multitude of social clubs and activities representing a wide range of interests. With its spectacular amenities, superior choice of home

styles and neighborhoods and wonderful opportunities to enjoy the company of others or the tranquility of privacy, Ford's Colony offers a lifestyle you will truly love.

Awarded four-and-a-half stars by Golf Digest's Places to Play, Ford's Colony offers 54 holes of golf on 3 Dan Maples designed courses. Blackheath is a beautiful yet challenging 6,621 yard course rated as "one of the best 12 places to play" by Washington Golf Monthly. Aptly named, many of Blue Heron's holes are set amongst the wetlands providing excellent opportunities to view wildlife along with vexing water hazards. At 6,873 yards, it is the longest of three Ford's Colony courses. Marsh Hawk, with thick woods on a rolling-to-hilly terrain, has a variety of sand bunkers and ponds. This 6,700 yard course is a favorite for many state and national tournaments.



The Ford's Colony Country Club provides Membership options designed to meet the needs of the most active golfer to those whose interests lay elsewhere. The club offers 3 restaurants, a variety of meeting and banquet facilities, an Award-Winning Pro Shop, Men's and Women's Golf Associations and an active schedule of events. Ford's Colony is known for its very active homeowner's association sponsoring a multitude of social clubs and activities. (Forty clubs at last count!) There is bound to be a club or interest group for just about everyone. The mission statement for the Ford's Colony Homeowners Association at Williamsburg: "To support the interests of its members; to preserve and enhance residents' quality of life, property values and the natural environment; and to operate the Association's services in a cost-effective manner."

Ford's Colony offers a range of amenities to compliment its pristine golf courses such as tennis courts, swimming pools and breathtaking nature trails. There is surely an activity to delight every member of your family and each guest you welcome. Two swim and tennis clubs each include a junior Olympic pool, a children's pool, Har-Tru clay or asphalt tennis courts and a comfortable clubhouse. A 200+ acre preserve with nature trail and bird watch tower presents wonderful opportunities to spot wildlife in the timber or wetlands. Over 12 miles of paved fitness trails, perfect for walking or cycling, wind through Ford's Colony's 3,000 acres, over half of which is designated as green space, buffers, ponds, and wildlife preserve.

Kingsmill



Located less than three miles from the historic streets of Colonial Williamsburg and the College of William and Mary you will find the gated residential resort community of Kingsmill. Nestled along the banks of the scenic James River, Kingsmill offers a variety of architectural styles and neighborhood options set amongst 2900 acres of rolling hills and verdant woods. Miles of trails wind through the landscape providing a beautiful backdrop for biking, jogging and walking while over 25 acres of ponds are available for fishing and canoeing. The full service marina provides permanent and transient slips, fueling and rentals. Recognized by Golf Digest as one of the 75 best golf resorts in North America, Kingsmill boasts 54 holes of golf on 3 immaculate championship courses. If golf isn't your game, there are also 15 tennis courts and a sports club with indoor pool and fitness center. When you find yourself in need of rejuvenation, no need to venture far. Kingsmill

offers six restaurants ranging from fine dining to casual fare and a world renowned spa providing a comprehensive menu of treatments from massage to salon services.

Kingsmill offers 3 masterfully designed and flawlessly maintained championship golf courses. The Pete Dye created River Course has been home to PGA and LPGA tournament play for 29 years and recently underwent a multi-million dollar renovation. Arnold Palmer's Plantation Course can alternate from forgiving to challenging with water coming into play on eight holes. The Woods Course, a Tom Clark & Curtis Strange collaboration, plays across deep ravines and through lush forests. In addition, the nine hole Bray Links is a par 3 perfect for a tune up or developmental players. A host of amenities including the highly rated Kingsmill golf academy help assure you are at the top of your game.



A qualified force provides security at the two manned gate house entrances and throughout the community 24 hours a day. The Kingsmill police department is a Virginia law enforcement agency with full policing powers. The convenient full service Kingsmill Marina offers all the gear you need to head out for a day of boating on the James with 90 permanent and 15 transient boat slips, dock side fueling and a marina store. Kayaks, paddle boats, Jon boats, jet skis and pontoons are also available for rental. Fishing is permitted on the standing pier. Walking, hiking, and biking trails throughout Kingsmill give nature lovers and outdoor enthusiasts ample opportunities to soak up views of the breathtaking landscape and perhaps even catch a glimpse Virginia wildlife.

The Kingsmill Tennis Club is comprised of 13 clay and 2 hard courts found throughout the community, complete locker room facilities, players lounge, and a range of services including the tennis academy. The all-encompassing Sports Club features state-of-the-art equipment, racquetball courts, indoor and outdoor swimming pools, fitness classes and personal training sessions. Three neighborhood recreation centers offer meeting rooms for private use or play host to the numerous Kingsmill clubs and a variety of events organized by the Kingsmill Community Services Association Recreation Committee.

Brickshire



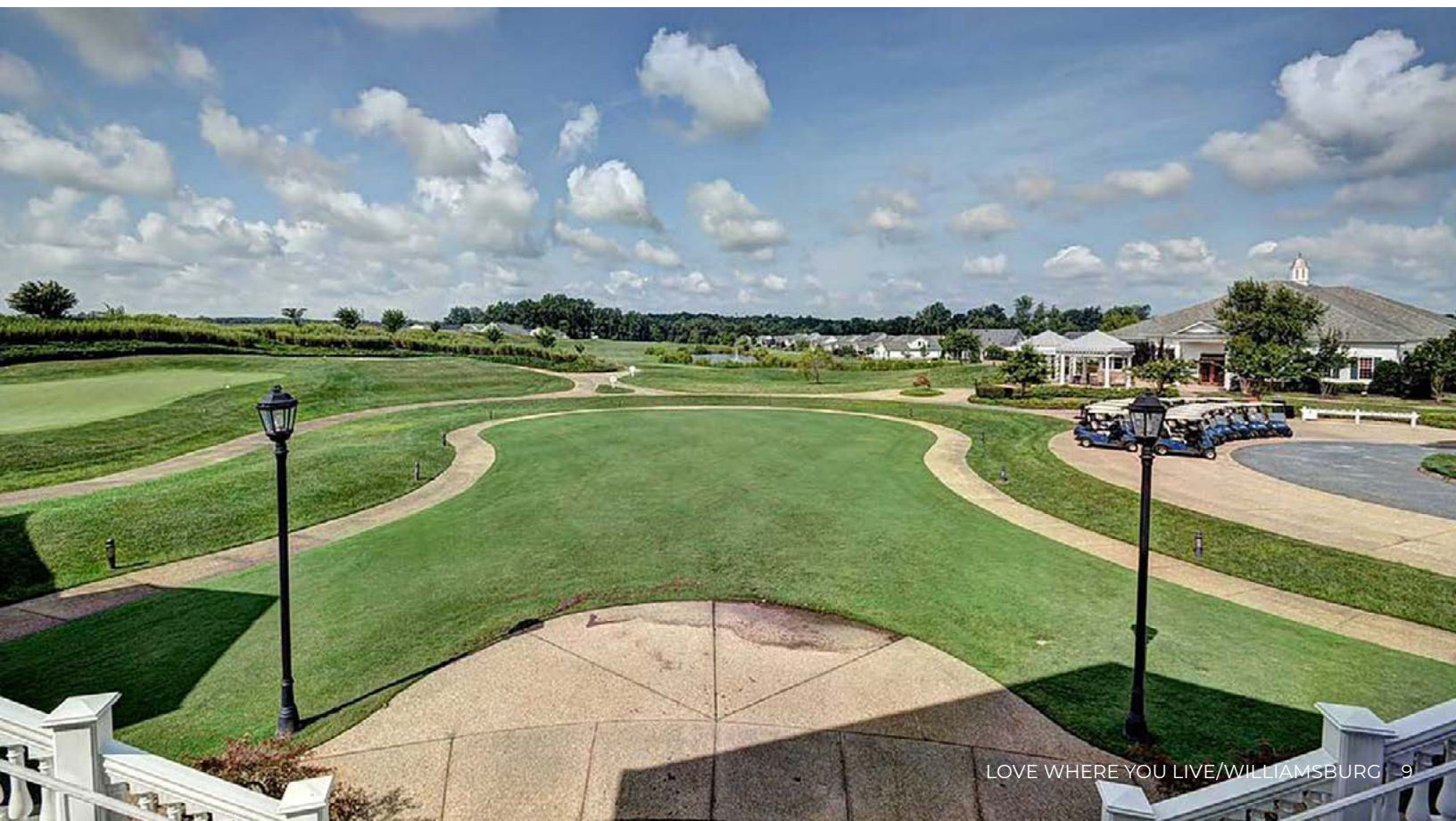
Tucked away in beautiful New Kent County, less than thirty minutes from Richmond and historic Williamsburg, the premier golf course community of Brickshire offers a lifestyle you will love coming home to. Spectacular amenities include a graciously appointed clubhouse with kitchen, fitness center, lagoon-style swimming pool with splash pad, first class tennis, playground, picnic pavilion, miles of paved trails winding through over 1200 acres of picturesque landscape, and of course, the breathtaking Curtis Strange signature golf course. Membership here brings you 3 courses with no initiation fee: Brickshire, Royal New Kent, and Stonehouse. Residents say it's the friendly atmosphere they love most about Brickshire, and the active neighborhood association speaks to this. Great dining and shopping are nearby when it's time to get away. Tour this growing community for yourself, and see why so many have chosen to call Brickshire their home.



Colonial Heritage



It's easy to see why this gorgeous resort-style community for active adults age 55 and better is listed high on the favorites amongst the Williamsburg area offerings. Colonial Heritage features a unique collection of beautifully designed low-maintenance homes in a wonderful golf community with a 24-hour manned gated entrance and an 18-hole championship course designed by world-renowned Arthur Hills winding its way through the neighborhoods. The beautiful and elegant 25,000 square-foot Heritage Clubhouse is the focal point of social activities and includes a grand ball room, fine and casual dining, a relaxing lounge, card room, billiard room, library with computer stations, woodworking shop, arts and crafts room, lawn sports, and tennis courts. There is also a pro shop and a full practice facility including putting green and driving range. The 7500 square-foot fitness center is highlighted by indoor and outdoor pools, and a special aerobics room.



New Town



New Town is a 365-acre new urbanism community of around 1000 mixed-style homes set amongst businesses, dining, shopping and entertainment. Take a stroll down a walking trail, visit one of the over 170 shops and restaurants, catch a movie at the theater, or simply enjoy watching people go by from a bench in the park — all without getting in the car. You may even find your friends and neighbors at a concert in Sullivan Square. Banking, professional services, and medical and dental providers are all conveniently located just down the street. Your morning workout even seems easier with the gym less than five minutes from your doorstep. The perfect environment for retirees, young professionals, and families alike! With Colonial Williamsburg and the College of William and Mary just a few miles down the road, who could ask for more?



Stonehouse



Stonehouse is a master-planned community of custom homes, cottages and golf villas set amid beautiful rolling hills and old growth forests, a 30-acre pond, and the Tradition Golf Club, has been recognized as one of the top 10 golf courses in Virginia. From single-family homes to cottages and golf villas, there are homes that meet the needs of residents with growing families, young professionals, and empty-nesters looking for low-maintenance living. An active Social Activities Committee plans numerous community-wide events throughout the year and there are plenty of clubs and groups to join. Stonehouse at Mill Pond has a youth swim team and all community-wide events include activities for our younger residents. Just a few miles from the Historic Triangle of Jamestown, Yorktown, and Williamsburg, you can experience America's past and enjoy the many educational programs, entertainment, and events that take place.



Governor's Land



Situated at the convergence of the James and Chickahominy Rivers, and only 10 minutes from Colonial Williamsburg, Governor's Land provides both tranquility and convenience. This masterfully designed private, gated community is set on 1,482 acres with 733 homes and approximately 60% of the land preserved including 200 acres devoted to a wildlife sanctuary. The opportunities for recreation are endless with an award winning golf course, full-service marina, private beach, multiple swimming pools, playgrounds, and tennis courts. The Clubhouse offers stunning river views and features casual and fine dining, a fitness center, and hosts a variety of social events throughout the year. The homeowners association provides security, timeless and impeccably maintained grounds, 10 miles of walking and biking trails, and is responsible for the maintenance of some Country Club facilities.



White Hall



The historical farmhouse of Whitehall Plantation (circa 1806) provides a one-of-a-kind clubhouse and centerpiece for this lovely community. The expansive park adjacent to the farmhouse, recreational trails, a multi-use field, swimming pool and pool house, playground, tennis courts, garden, and two ponds are some of the incredible features White Hall has to offer. Set on 139 acres, White Hall is comprised 2-3 bedroom townhouse style condos, 3-4 bedroom townhomes with one or two garages, and single family homes. With around 40% of the development devoted to the farmhouse and park, the community has been thoughtfully planned to create a sense of openness that mirrors the surrounding landscape. Near the intersection of VA Route 30 and US Route 60, White Hall offers a distinctly rural feeling while maintaining convenience to Interstate 64, shopping, and dining.



Seasons Trace

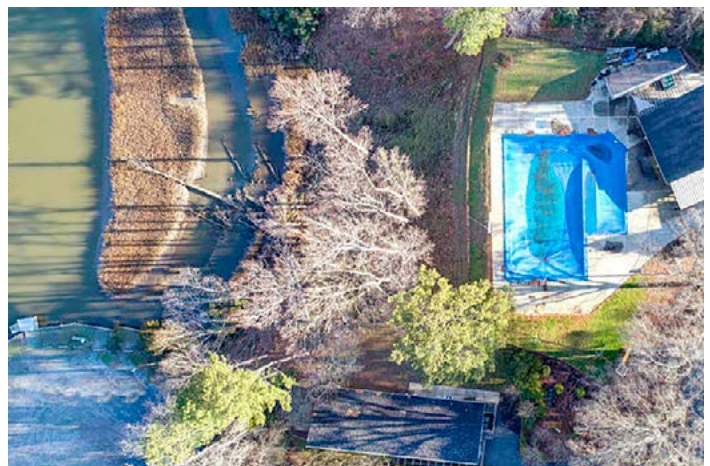
This planned community offers town-homes and detached homes surrounded by stocked ponds and walking trails providing a beautiful environment to call home. Amenities include tennis courts, swimming pool and rec center. Located conveniently off Longhill Road with close access to many popular Williamsburg attractions. Seasons Trace has become a favorite Williamsburg address.



Queens Lake



Queens Lake offers two swimming pools, one a six lane, which accommodates a very active summer competitive swim team. There are four lighted hard surface tennis courts, an updated children's playground, and a playing field. Fresh water 58 acre Queens Lake is over a mile long and accommodates hand powered or electric small boats for fishing and recreation. Princess Pond is an arm of the lake and both bodies of water are private and restricted for the membership of the Queens Lake Community Association. There are ramps for boat landings for the lake and also the creek. The neighborhood marina on Queens Creek has 19 covered and 57 open slips, each with electric and water hook-up. The marina's location provides direct access to the York River and the Chesapeake Bay. The membership levels vary, so please go to queenslake.net for details on that or further information on this very special community.





LIZ MOORE
& ASSOCIATES

Home Search *Made Easy*

With the Liz Moore Home Search App, you have everything you need to search all local listings including more accurate and up-to-date information than national portals, instant notifications of new listings, open houses and price changes and the ability to save and share your favorites!

lizmoore.com/app

