



### 1 Atlantic Builders

1,680-2,386 sq.ft. Single-family Homes from the \$330s



### 2 Drees Homes (SFH)

2,519-3,586 sq.ft. Single-family Homes from the \$400s



### 2 Drees Homes (TH)

1,911-1,928 sq.ft. Townhomes from the low \$300s



### 3 Integrity Homes

2,675-3,357 sq.ft. Single-family Homes from the \$370s



### 5 Lennar

2,900-3,500 sq.ft. Single-family Homes from the \$450s



### 6 Lennar Next Gen®

3,124-4,494 sq.ft. Single-family Homes from the \$480s



### 7 Miller & Smith (SFH)

2,650 sq.ft. Single-family Homes from the \$360s



### 7 Miller & Smith (TH)

Up to 2,464 sq.ft. Townhomes from the low \$300s



### 8 Stanley Martin Homes

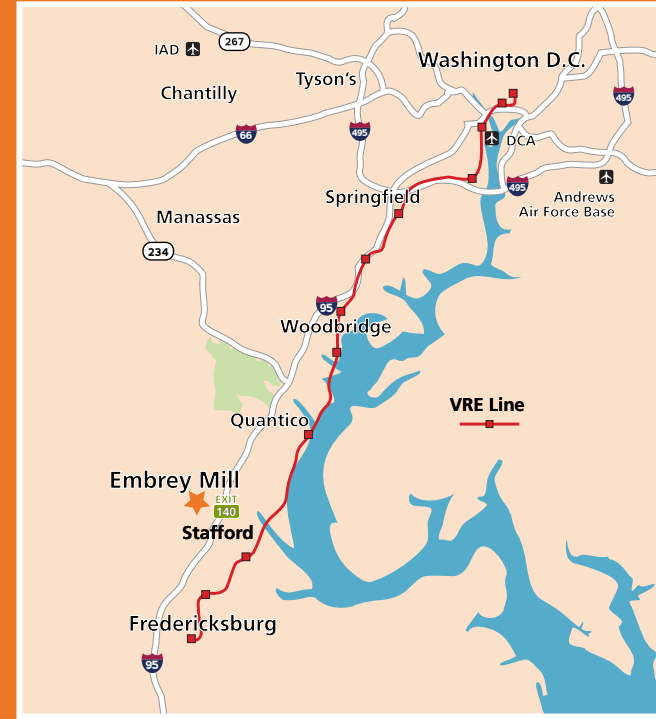
2,416-5,818 sq.ft. Single-family Homes from the \$400s

# welcomehome

Welcome to Embrey Mill — a master-planned community specifically designed with everything you need, and all that you want. We planned all this for you, with Embrey Park, Racetrack Park, Rocky Run Trail, Dogwood Dog Park and all the amenities found at the Embrey House, everything you want is already built in. With diverse architectural styles and home designs from some of the most celebrated local, regional, and national homebuilders, it's easy to find your new home at Embrey Mill.



**Embrey House Information Center**  
OPEN DAILY 11-6



[EmbreyMill.com](http://EmbreyMill.com) | 540.492.4880



**Newland**  
COMMUNITIES



Newland Communities is the largest private developer of planned residential and urban mixed-use communities in the United States from coast-to-coast. Together with our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them. [www.newlandcommunities.com](http://www.newlandcommunities.com) and [www.nashcommunities.com](http://www.nashcommunities.com)

This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in Embrey Mill to residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, and Oregon, or in any other jurisdiction where prohibited by law. • No guarantee can be made that completion of the Embrey Mill community will proceed as described. • NASH Stafford, LLC ("Fee Owner(s)") is the owner and developer of the Embrey Mill Community ("Community"). Certain homebuilders unaffiliated with the Fee Owner or its related entities (collectively, "Embrey Mill") are building homes in the Community ("Builder(s)"). Fee Owner has retained Newland Communities solely as the property manager for the Community. North America Sekisui House has an interest in one of the members in Fee Owner. Newland Communities and North America Sekisui House are not co-developing, co-building or otherwise responsible for any of the obligations or representations of any of the Builders, and shall have no obligations to any buyer regarding a home purchase from a Builder. Purchasers of homes from any of the Builders waive any claims against Newland Communities and/or North America Sekisui House arising out of their purchase transaction. • Prices, specifications, details, and availability of a builder's new homes are subject to change without notice. • All square footage is approximate. © 2017 Embrey Mill. All Rights Reserved. Embrey Mill is a trademark of NASH Stafford, LLC, and may not be copied, imitated or used, in whole or in part, without prior written permission.



— MODEL —  
**homeguide**

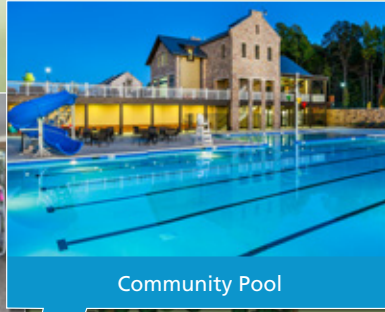
**embrey mill**<sup>®</sup>  
by  
Newland COMMUNITIES

Home is Built-in

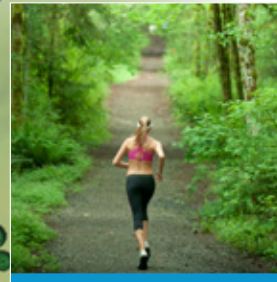
Phase 1



Fitness Center



Community Pool



Rocky Run Trail



Grounds Bistro & Café

PLANNED COMMERCIAL



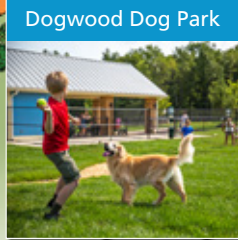
Embrey House & Welcome Center



Embrey Field



Racetrack Park



Dogwood Dog Park



Playground

Phase 2



Future Rec Center

Key

- Model Homes:
- ① Atlantic Builders
- ② Drees Homes (SFH)
- ③ Drees Homes (TH)
- ④ Integrity Homes
- ⑤ Lennar
- ⑥ Lennar's NextGen®
- ⑦ Miller & Smith (SFH)
- ⑧ Miller & Smith (TH)
- ⑨ Stanley Martin Homes



COURTHOUSE ROAD

AUSTIN RIDGE DRIVE

EXIT 140

EXIT 140

95

95

to Phase 2

← to Phase 1