

## Some Good Reasons Why You Should Live at Lansdowne Woods of Virginia



Location, natural beauty, amenities abound here, but there is more ....

### Your Building Condo Assessment includes:

- Professional on-site building management and engineering staff
- Hot and Cold water
- Sewer fees
- Twice a year servicing of your furnace and air conditioning units including filter changes.
- Comcast Xfinity cable service
- Xfinity high speed Internet service
- Trash removal and recycling
- Exterior window washing in spring and fall
- All interior common area building repair and maintenance and cleaning.
- Exterior building repair and maintenance
- Snow removal from building sidewalk
- Building common area utilities
- Operating & replacement reserves
- Master insurance for building common areas
- Lansdowne Conservancy Fee



### The Lansdowne Woods Assessment Includes:

- Professional on-site management and engineering staff for LWVA common areas
- Maintenance of clubhouse
- Landscaping and grounds maintenance
- Snow removal on roads & around Clubhouse
- 24 / 7 manned entry gate & security
- Pool, Hot Tub & Sauna
- Fitness center
- Aerobics studio
- Locker rooms with showers
- Grand ballroom, auditorium, theater
- Art, wood working and ceramics studios
- Library with free WiFi internet access
- Activity rooms – meeting rooms



- Interfaith chapel
- Billiards Room
- Ping Pong tables
- Shuttle bus to shopping & events
- Restaurant with outdoor patio
- Beauty shop
- Special interest clubs
- Discounts at The Golf Club at Lansdowne Resort
- Tennis courts
- Pickle ball, bocce ball and croquet
- Landscaped promenades
- Picnic & gathering areas

- Walking path and nature trails
- Garden plots
- Barbeque Grill
- Guest speakers, activities and more!

### Your Condominium Building's General Features

- Reinforced concrete structure
- Insulated glass throughout
- Sound insulated party walls
- Smoke detection system
- Entrance doors with one-way vision port
- Elegantly decorated building lobby and hallways
- Secure electronically controlled lobby door
- Full sprinkler system in each residence and public spaces
- Trash chute & recycle on each floor
- Private storage area
- Passenger and freight elevators
- Individually metered electric and gas
- Gas heat
- Pre-wired for cable & high-speed internet
- Garage parking, if purchased.



The owner is responsible for payment of electric & gas which are individually metered. Condo unit real estate tax and personal condo insurance are not included in the building condo fee.

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