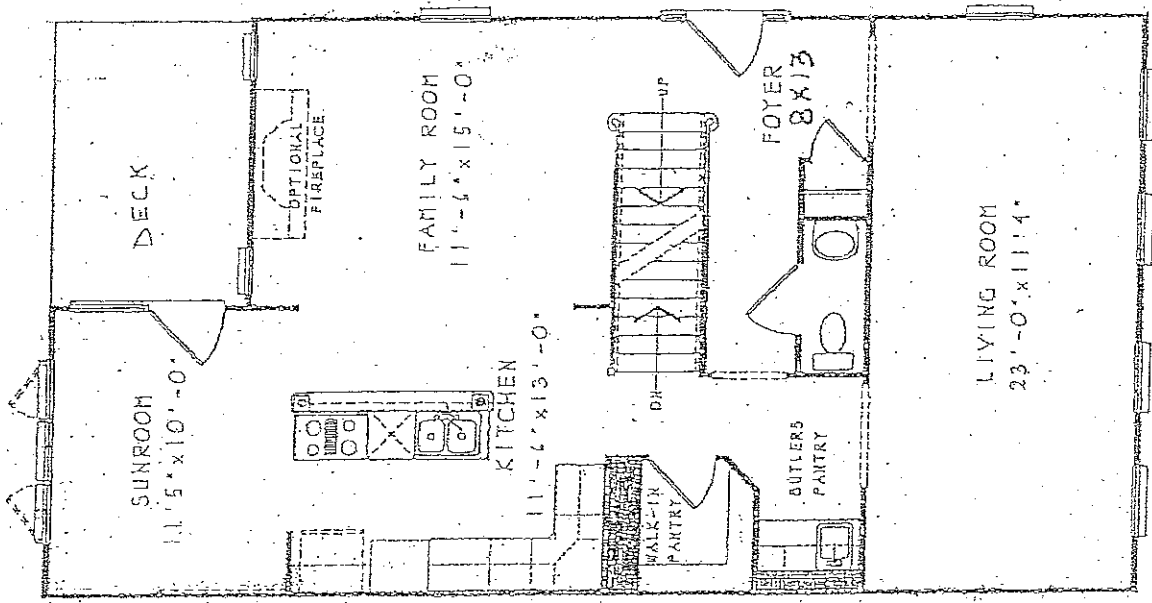
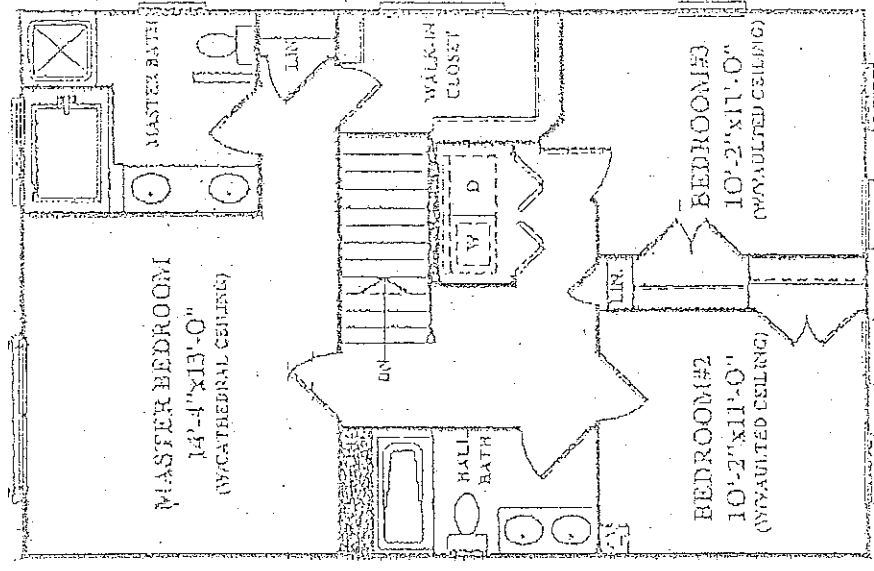


GARAGE LOWER LEVEL  
W/OPT. 9340-C



FIRST FLOOR PLAN  
9101-L/W/OPT. 9340



SECOND FLOOR PLAN  
(STANDARD)



## WHY ROSE HILL FALLS?

*(Views gathered from various neighbors, including myself, over the last 11 years of living and selling in Rose Hill Falls.)*

- Situated among the landmarks and attractions that have given the area the reputation as a cultural hub of Montgomery County, Rose Hill Falls has deftly blended the appeal of historic Rockville's past with the allure of it's future. Rose Hill Falls features homes built by **The Magruder Companies** and **Winchester Homes**, well-respected quality builders. Houses are sited on non-through, wide, mature tree-lined streets & cul-de-sac lots, so the only traffic coming and going are the ones serving the 219 rooftops in the neighborhood. In addition, each detached house has their own private asphalt playground out front, which promotes old-fashioned, neighborly get-togethers.
- Without leaving the neighborhood, there are over a mile of bucolic walking/bike paths, forested conservation areas, sidewalks, two tot lots, a private tennis court, and basketball court. Adjacent to the development, sits the **City of Rockville's Bullard Park** at the end of Blue Hosta Way and all of the sports fields, track and tennis courts of Julius West Middle School on the other side of the neighborhood. It is a safe and quiet neighborhood and is always clean and neat. Many neighbors walk with their children or dogs (even at night) providing ample opportunities to meet and greet them out and about.
- Rose Hill Falls is sited right next to Julius West Middle School and less than a mile from the highly rated Richard Montgomery High School, both of which host the county's International Baccalaureate World School program. Over the past several years, the high school has been featured in *Newsweek* magazine as one the top 100 schools in the nation, **as low as #11 and most recently #27**. Beall Elementary School is also less than a mile away and has recently received over 95% approval ratings from the parents on most categories including academic environment, school atmosphere, social environment, school safety & discipline, and overall satisfaction.
- Rose Hill Falls is centrally located 12 miles northwest of the nation's capital sitting conveniently off the Falls Road/Exit 5 of the I-270 Technology Corridor. Only two quick right hand turns and you are: 15 minutes from the downtown Bethesda, the DC line, or Tysons' Corner; 25 minutes from Regan National Airport, 35 minutes from Dulles Airport and 45 minutes from BWI Airport. Unlike other neighborhoods that are miles away from I-270, and past Exit 5 where the bottle necks begin, commuters from Rose Hill Falls have much easier travel times to and from work and the nightlife of the other cities. Many of the residents work in DC and Northern Virginia as well as downtown Bethesda.
- In the 2006 edition of *Money Magazine's* "Best Places to Live" in the US, Rockville was rated a very impressive #26. Rockville is the fifth largest city in Maryland and is the county seat of Montgomery County. Therefore, most of the county-wide festivities are hosted in the downtown area, which is a short walk (less than a mile) from Rose Hill Falls. These events include: Memorial Day Weekend Hometown Holidays, the Independence Day Celebration, Family Arts Night in the summer evenings, Rockville Music Festival & Chili Cook-off in the fall, Out to Lunch Wednesdays during the summer featuring live music & food, and various other civic events.
- Also within walking distance is **The Rockville Metro** station (Red Line with parking) and the newly designed, exciting **Rockville Town Center** featuring shopping, fine restaurants, sidewalk cafes, the new Rockville Regional Library, **Regal Cinemas** and other entertainment and cultural facilities. Phase I of Rockville Town Center is the first step in developing a new downtown Rockville. It spans about 15 acres and could eventually expand to more than 60 acres.
- **Rockville Town Square** is the eagerly awaited community of shops, restaurants, residences and offices that comprise Phase I of **Rockville Town Center**. In addition to being Montgomery County's newest address for entertainment, condominiums and a public plaza, the new streetscape serves as an attractive gathering place.

The focal point of Rockville Town Square is an open-air plaza that serves as a meeting place and as a host to community events and concerts. The wide sidewalks make outside dining available throughout the development and helps to create an urban atmosphere not far from Rockville's continuing roots as a big small town.

- The **Rockville Regional Library**, which anchors **Rockville Town Square**, opened in late fall 2006 and is like a Barnes & Noble Bookstore on steroids. It is the largest library in the Montgomery County system boasting 71,500 square feet, plus 12,700 square feet for library administration and another 14,700 square feet of office space for other county agencies. The library includes a great variety of programs and services, state-of-the-art technology, numerous seating areas for reading and researching. The **Rockville Arts and Innovation Center** contains the Metropolitan Center for the Visual Arts at Rockville (formerly Rockville Arts Place) and a new business incubator.
- The new **Rockville Town Square** is the vibrant downtown the City had envisioned for decades. This is indicated by the more than 40 service businesses, dining establishments and retail tenants residing there thus far, including:

#### RESTAURANTS

- Austin Grill
- Berrycup
- Bobby's Crabcakes
- Buffalo Wild Wings
- Carbon Peruvian Chicken
- Cosi
- First Watch Restaurant
- Five Guys Burgers & Fries
- Fractured Prune
- Gifford's Ice Cream & Candy
- Gordon Biersch
- Jerry's Subs & Pizza
- La Canela
- La Tasca

- Lebanese Taverna
  - Noodles & Co.
  - Oro Pomodoro
  - Primo Italiano
  - Robeks Fruit Smoothies
  - Spice Xing Indian Cuisine
  - Starbucks Coffee
  - Sushi Damo
  - Taste of Saigon
  - Thai Pavilion
- #### SHOPPING & SERVICES
- Acqua Nails
  - Ame Beauty Boutique
  - Capitol One
  - Cloud 9 Clothing

- The Cottage Monet
- CVS Pharmacy
- Gold's Gym
- Hair Cuttery
- HSBC
- Jouvence Aveda Spa
- The Papery
- Pomegranate & Co.
- Potomac River Running Store
- Rockville Town Square Cleaners
- Ten Thousand Villages
- Town Square Jewelers
- Toy Kingdom
- Verizon Wireless
- The Waygoose

- The Award Winning **Rockville Municipal Swim Center** is a little over a mile away and features an indoor facility with two pools, a large 15-person spa, health & exercise rooms, and locker rooms with sauna. The outdoor facilities feature a 50-meter pool with diving boards, a large free-form recreation pool with waterslide and beach, a special tot pool with fountains, and even a new interactive "Sprayground," and snack bar. **Welsh Park** is adjacent to the Swim Center and offers softball and soccer fields, basketball and tennis courts, picnic areas, and best of all: a little peace and quiet. The **City of Rockville Skate Park** is a 10,300 square foot skating area adjacent to the swim center for in-line skaters, skateboarders, and free style bikers.
- The City of Rockville has a long and rich history as the political, cultural, and economic center of Montgomery County. With more than 250 years of growth as a community, Rockville is home to many historically and culturally significant sites & homes. **Peerless Rockville** is an award-winning nonprofit, community-based organization that is responsible for returning Rockville's historic landmarks to productive use by helping to preserve buildings, objects and information important to Rockville's heritage.
- Less than 2 miles away is the **F. Scott Fitzgerald Theatre**, named for the celebrated author who spent his later years in Rockville and is buried in the St. Mary's cemetery at the corner of Rockville Pike and Route 28. It is a 450-seat facility for the performing arts is used by both community theatrical groups and professional touring companies. Besides stage performances, the theater and its Social Hall are available for conferences, seminars, and other large meetings. **Glenview Mansion**, a pillared, neoclassical, 19th century home, is nestled in the 153-acre **Rockville Civic Center Park**. The house can accommodate a variety of activities and may be rented for business meetings, conferences, and private social events, such as weddings and receptions.