

BATTLEFIELD HOMES, INC.



6308 Five Mile Centre Park
Suite 219
Fredericksburg, Virginia 22407

(540)786-2388
(800) 813-1047

www.battlefieldhomes.com

Discriminating customers recognize and choose greater quality and services for their new home construction. Accepting only the best, Battlefield Homes, Inc., makes sure your home is built correctly with precision and excellence.



Meet Battlefield Homes, Inc.

- In-house design, drawings, blueprints, and permitting
- 15-time award-winning builder including this year's 2007 Parade of Homes
- *Builder of the Year* Builder
- 38 years homebuilding experience
- 16 years in Fredericksburg
- Over 3,000 Virginia homes built
- Incomparable references
- Esteemed reputation
- Full, professional staff



WINDOWS • DOORS
Andersen

BATTLEFIELD HOMES, INC.



Battlefield Homes at
Avalon



Avalon—
Since ancient times,
a place of wonder and firsts.

Make the place yours.
Fine custom homes
designed and built for the
discriminating homebuyer.

Custom Homebuilder of Choice

Battlefield Homes at Avalon

BATTLEFIELD HOMES, INC.



The Avalon Community



Just off the banks of the historic Rappahannock River in Fredericksburg, Virginia, Battlefield Homes, Inc. is opening a new, exclusive community of only eight home sites at Avalon. Lots range in size from 5 to 15 acres. The neighborhood is located directly beside River Bluffs on River Road in Spotsylvania County. Long regarded as a popular location for move-up homebuyers, Avalon is nestled among well-established, high-end communities.

Battlefield Homes at Avalon features design and construction of the highest quality homes with complete custom home plans. Building covenants protect homeowners by assuring upscale exterior finishes, home size restrictions, and policies to defend property values.

A model home, **The Rousseau** (see cover), is underway at Avalon and is priced at \$590,000. It is a first-floor master plan that features a brick or stone design with traditional styling and touches of modern Virginia. The plan's open living spaces and convenient first-floor master represent the current market for new home flexibility and ease of lifestyle, with the all-important allure of fine detailing, exciting features, and stately curb appeal.

Highlights

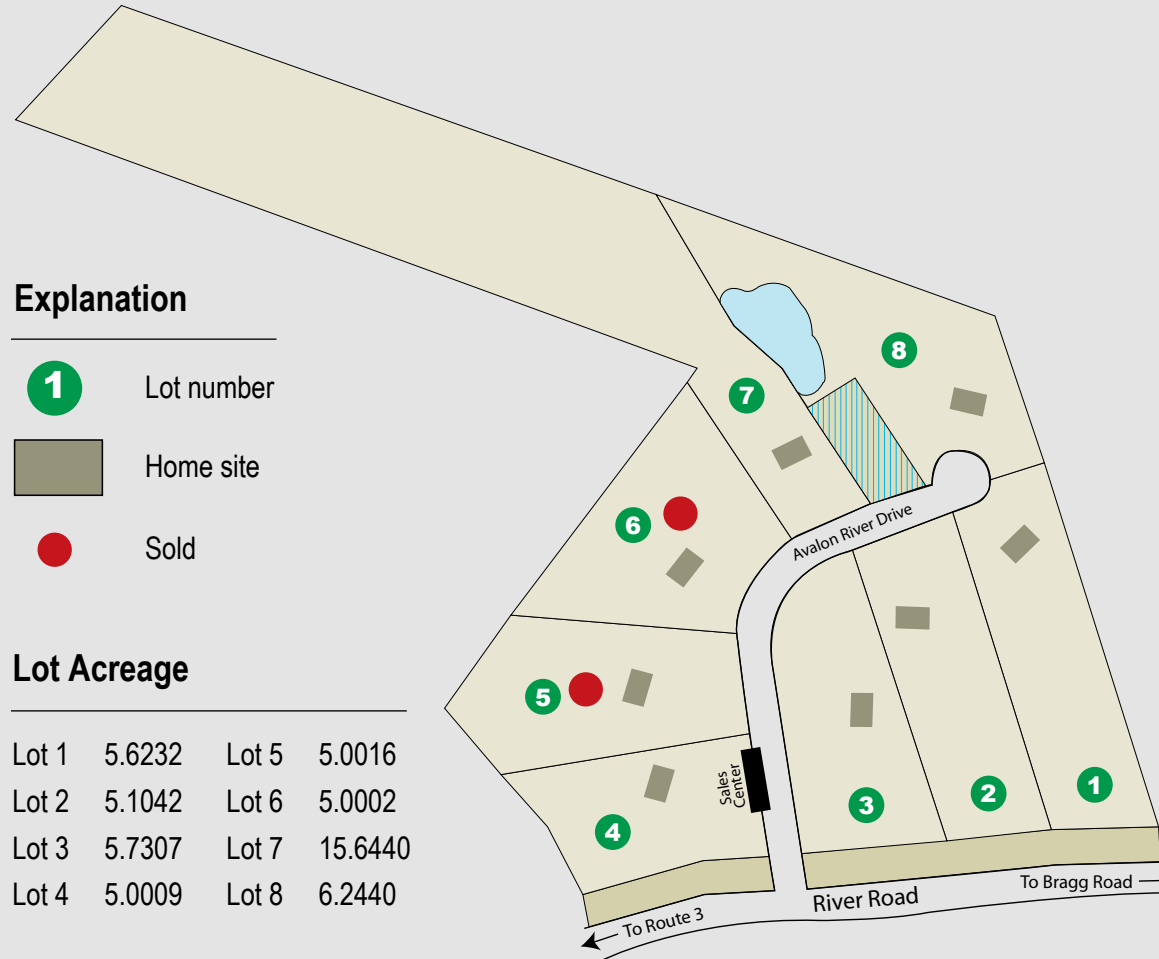
- 5+ acre homesites
- Located in Spotsylvania County
- Close to Central Park and Mary Washington Hospital
- Minutes from I-95
- State-maintained roads
- Exclusive custom homebuilder
- Excellent area for real estate appreciation
- Protective covenants

Explanation

- ① Lot number
- Home site
- Sold

Lot Acreage

Lot 1	5.6232	Lot 5	5.0016
Lot 2	5.1042	Lot 6	5.0002
Lot 3	5.7307	Lot 7	15.6440
Lot 4	5.0009	Lot 8	6.2440



The Avalon Community off River Road, Spotsylvania County, Virginia

Standard Features at Avalon

- Brick or Stone-to-grade on 3 sides
- Andersen Wood Windows (Limited lifetime warranty)
- ZIP® System (New environmental sheathing envelope)
- Structured Wiring (Wired for the future)
- 7" Contours Exterior Frieze/Crown
- Jetted Master Garden Tub
- Rocker Switch Wall Plates
- All Copper Wiring
- Gas Fireplace with Remote and Fan
- 80-Gallon Water Heater
- 300 Square Feet of Exterior Deck
- Raised Panel Kitchen and Bath Cabinets (White, Maple, Oak)



Autumn's Gate—Custom Home



Custom Home—Fredericksburg

