



Surrounded by the Golf Course at Lansdowne and the Potomac River, **Lansdowne Woods of Virginia** is a condominium community for adults. Located in a serene, resort style setting on the quiet enclave, yet only minutes from employment and educational centers, shopping, historic towns, spectacular wine country, and Dulles International Airport.

Lansdowne Woods of Virginia is a fully gated, secure, condominium community featuring a four-star 48,000 sq. ft. recently renovated clubhouse, walking paths, fountains, landscaped promenades, garden plots and resort style amenities. On-site 24/7 security ensures peace of mind. Federal regulations require that 80% of our residents be 55 or older, and therefore, 20% can be over 45.*

The newly renovated Grand Clubhouse offers 48,000+ sq. ft., and includes:

- A restaurant
- Roof-top tennis and pickle ball courts
- Indoor resort-style pool with lap lanes and hot spa
- Exercise studio with classes
- Fully-equipped fitness center with fitness director
- Changing rooms with showers and sauna
- Line dancing, ballroom dancing, tap dancing
- Yoga, balance, water aerobics
- Chess tables
- Pool tables and table tennis
- Free WiFi internet access throughout the Clubhouse
- Golf discounts at award winning Golf Course at Lansdowne adjacent to Lansdowne Woods
- Dining discounts at the Lansdowne Resort
- Library and Chat Group
- Art and Ceramics Studios, Art Club
- Woodworking Shop
- Music Room and singing groups
- Meeting rooms and special events speakers
- Garden plots
- Picnic & sitting areas
- Walking path and nature trails
- Grand ballroom, auditorium, and theater
- Ballroom events – dinners, professional entertainment
- Chapel with religious services
- Full array of clubs – travel, hiking, gardening, bowling, art, tennis, travel, golf, bridge, dance
- Offsite trips



- Movies
- Beauty shop
- Bus transportation to shopping & events

Condominium buildings feature reinforced concrete structures, sound insulated party walls. Well designed spacious floorplans include sprinkler and fire detection systems in each residence and in public spaces.

The Condominium Residences offer:

- Elegantly decorated lobbies and hallways
- Underground garage parking for many units
- Plenty of outside parking
- Activities in each building
- Electronically controlled lobby door
- Trash room with recycle on each floor
- Double pane insulated glass windows and balcony
- Glass enclosed balconies
- Private storage area
- Individual electric and gas metering for heat
- Cable & high-speed internet
- Smoke detection & sprinkler system



Monthly Assessment includes:

- Professional on-site management and engineering staff
- Cable television
- Hi-speed Internet
- Hot and Cold water
- Sewer fees
- Yearly servicing of your furnace
- Yearly servicing of your air conditioning unit
- Trash removal and recycling
- Maintenance & utilities for building interior & exterior common areas
- Clubhouse maintenance & operations
- Operating reserves & replacement reserves for clubhouse and buildings
- Master insurance for building and clubhouse
- Landscaping and grounds maintenance
- Snow removal on roads and sidewalks
- 24-hour manned entry gate & security
- Lansdowne Conservancy assessment

Visit [WWW.LWVA.ORG's](http://WWW.LWVA.ORG) Real Estate Toolbox and download professional photos, floorplans, and FAQs for your clients.

*Lansdowne Woods of Virginia ... It's a Great Place to Live!
If you have questions, contact us at 703 723 1501*

* This community has been established as a 55+ Senior Housing Community in accordance with the Fair Housing Act and the Housing for Older Persons Act of 1995 (HOPA). The community is subject to age restrictions as set forth in the covenants, conditions, and restrictions of the community, including the requirement that 80% of the community residences must be occupied by at least one person aged 55 or older, and the remaining 20% can be occupied by persons aged 45 or older.

All information deemed reliable, but not guaranteed.

Revised: 2021