

tri pointe[®] HOMES

COMMUNITY ►

SITEPLAN ►

FLOORPLANS ►

INCLUDED FEATURES ►



Life-changing by Design

Birchwood Carriages | 571.349.3880 | 42791 Firefly Sonata Terrace, Ashburn, VA 20148

Birchwood Carriages

When you're ready for a 55+ lifestyle, you don't want to settle for less than the best. Your new home at the Carriages at Birchwood at Brambleton is the perfect home base for all your adventures.

These new designs are perfectly positioned for single-level living, yet feature optional additional living space upstairs for visiting family or friends, or additional storage. Each home maximizes its space for your needs, ensuring a comfortable, convenient lifestyle for everyone. Plus, you're only steps from everything Brambleton has to offer.

Choose from Tri Pointe Homes' selection of two- and three-level homes, thoughtfully designed for active adults in Birchwood. Every Tri Pointe Home at Brambleton comes with Lock + Leave HomeSmart™ features, so you can travel all you want and always know your home is secure.

This is an age-qualified and occupancy-qualified community for persons age 55+ and certain others who qualify for permanent occupancy. The community governing documents contain the applicable age and occupancy policies.

Highlighted Included Features

- ▶ Up to 3 bedrooms, 3 bathrooms, and 2,627 sq. ft.
- ▶ First-floor owner's suites in every home
- ▶ Front-entry garages and spacious, flexible floor plans
- ▶ Second-level storage (per plan)
- ▶ Personalized homes and a close-knit community
- ▶ Clubhouse with indoor and outdoor pools
- ▶ Pools, parks, play areas, and miles of interconnected trails
- ▶ Shopping, restaurants, and entertainment nearby
- ▶ See the new clubhouse!
- ▶ Explore Birchwood's World Class Amenities

Debra Ray

NEW HOME ADVISOR

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A 42791 Firefly Sonata Terrace, Ashburn, VA 20148





A 55+ Active Lifestyle Community

With the exceptional mix of high style and low maintenance inside a Tri Pointe Homes' Carriage, you'll find more time to soak up all the fun to be found in the heart of Brambleton.



The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2021 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensing-notices>.



Birchwood at Brambleton

SITE MAP



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Birchwood at Brambleton

James Plan

2,294 Sq Ft | 2-3 Bedrooms | 3 Bathrooms | 2 Bay Garage

Life-changing by Design



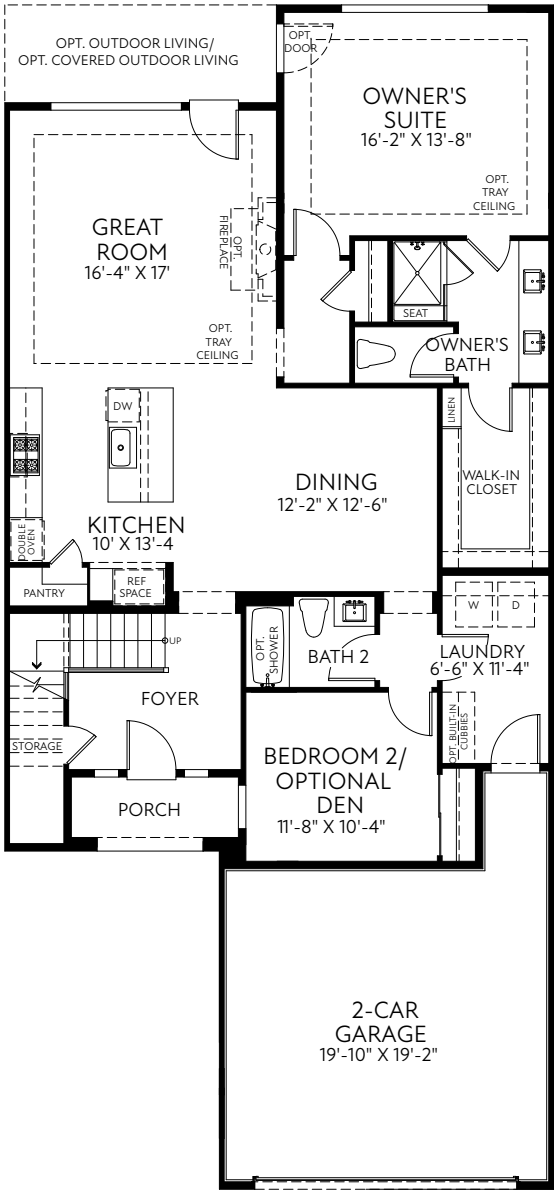
James Plan

2,294 Sq Ft | 2-3 Bedrooms | 3 Bathrooms | 2 Bay Garage



James First Floor

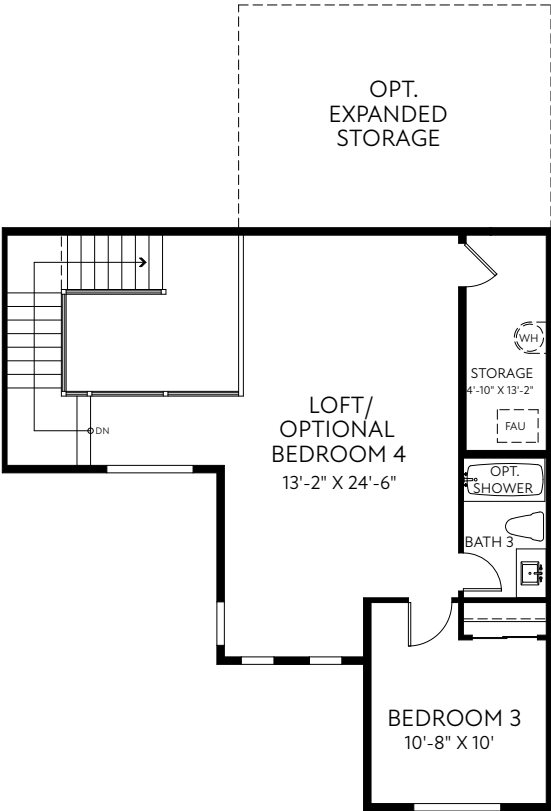
2,294 Sq Ft | 2-3 Bedrooms | 3 Bathrooms | 2 Bay Garage



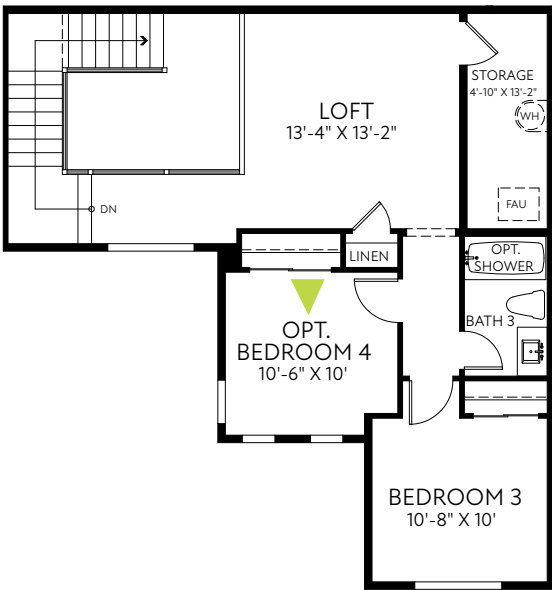
FIRST FLOOR PLAN

James Second Floor

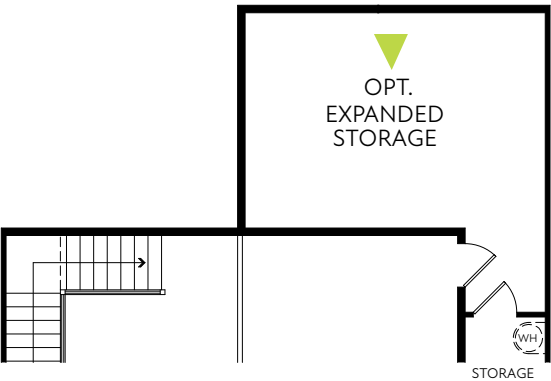
2,294 Sq Ft | 2-3 Bedrooms | 3 Bathrooms | 2 Bay Garage



SECOND FLOOR PLAN



SECOND FLOOR PLAN WITH
OPTIONAL BEDROOM 4



OPTIONAL EXPANDED
STORAGE

Birchwood at Brambleton

Meherrin Plan

1,946 Sq Ft | 2-3 Bedrooms | 2-3 Bathrooms | 2 Bay Garage

Life-changing by Design



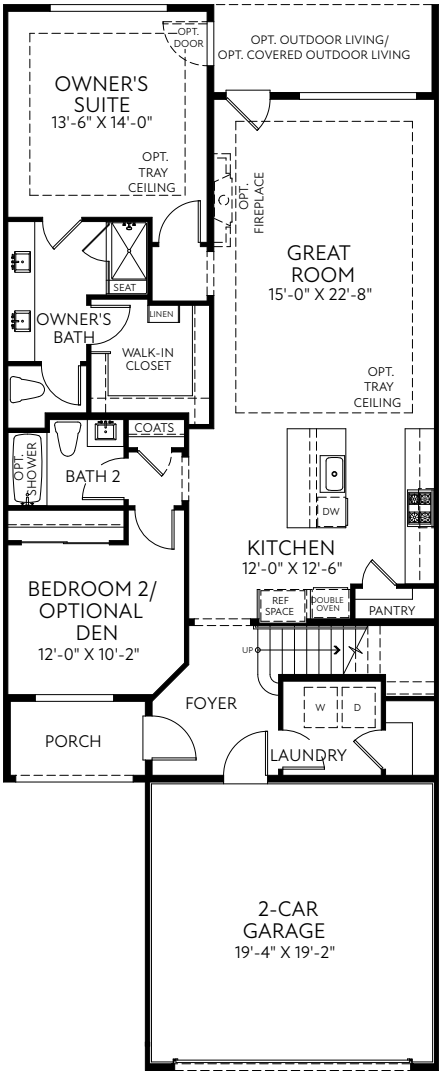
Meherrin Plan

1,946 Sq Ft | 2-3 Bedrooms | 2-3 Bathrooms | 2 Bay Garage



Meherrin First Floor

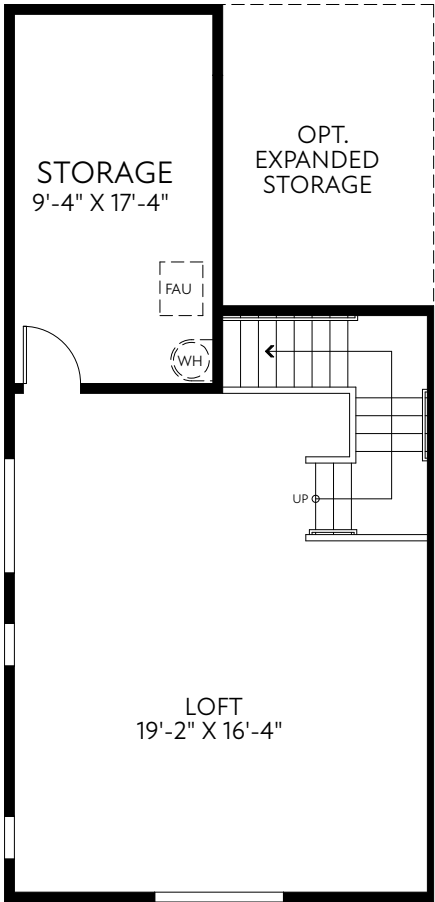
1,946 Sq Ft | 2-3 Bedrooms | 2-3 Bathrooms | 2 Bay Garage



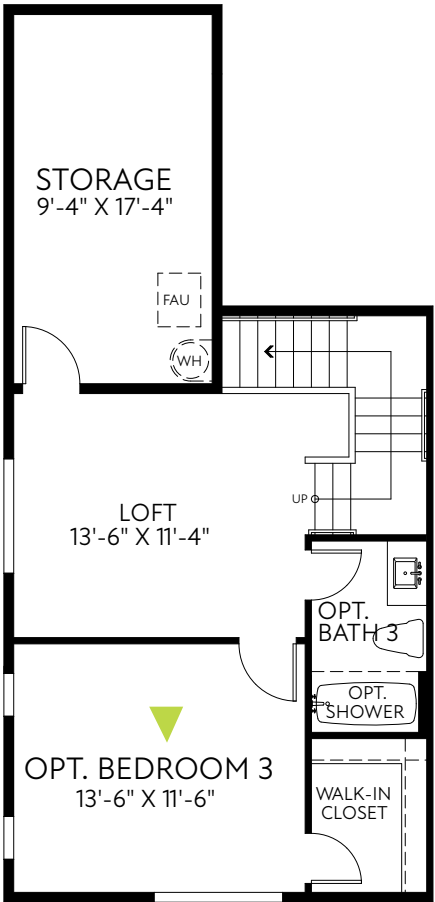
FIRST FLOOR PLAN

Meherrin Second Floor

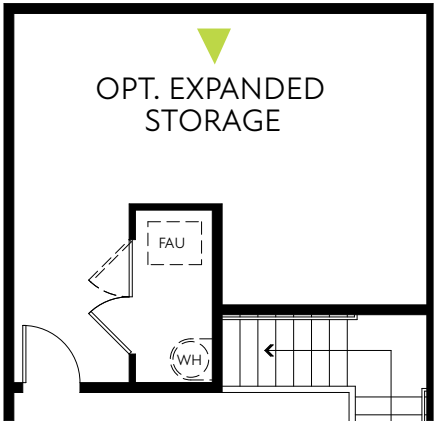
1,946 Sq Ft | 2-3 Bedrooms | 2-3 Bathrooms | 2 Bay Garage



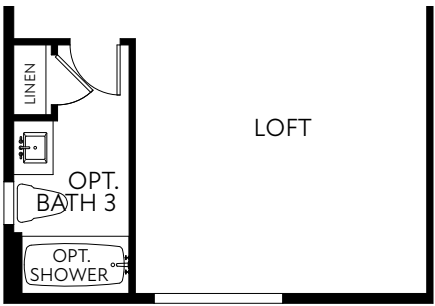
SECOND FLOOR PLAN



SECOND FLOOR PLAN WITH
OPTIONAL BEDROOM AND
FULL BATH



OPTIONAL EXPANDED
STORAGE



OPTIONAL FULL BATH

Birchwood at Brambleton

Nottoway Plan

1,994 Sq Ft | 2-3 Bedrooms | 2-3 Bathrooms | 2 Bay Garage

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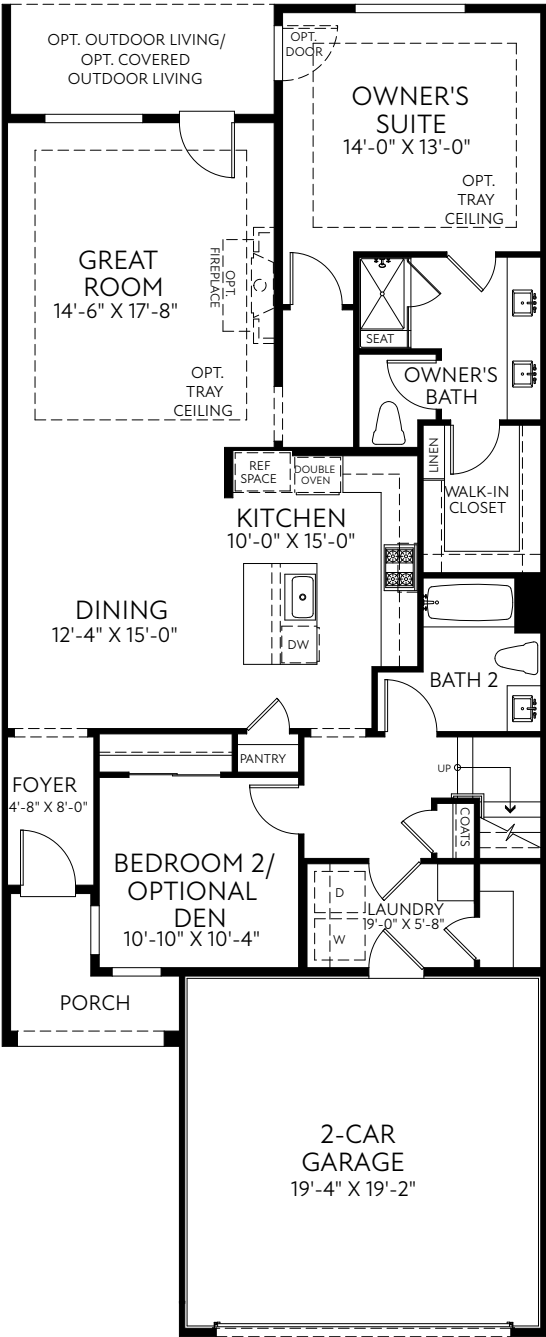
Nottoway Plan

1,994 Sq Ft | 2-3 Bedrooms | 2-3 Bathrooms | 2 Bay Garage



Nottoway First Floor

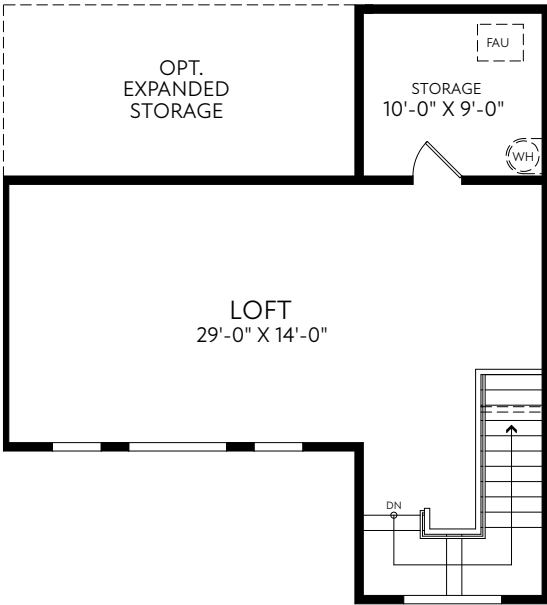
1,994 Sq Ft | 2-3 Bedrooms | 2-3 Bathrooms | 2 Bay Garage



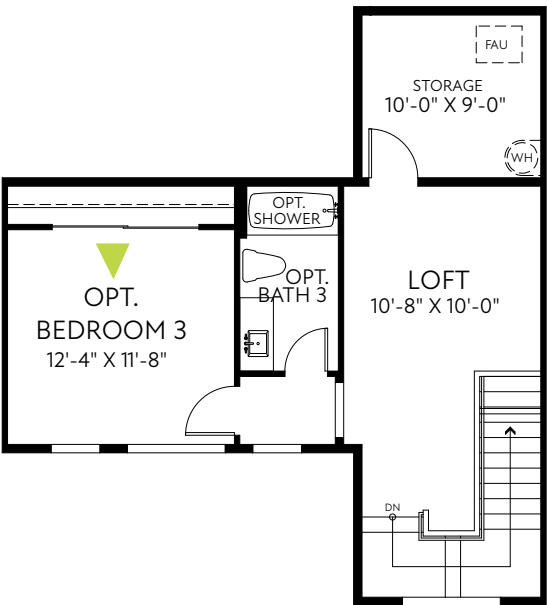
FIRST FLOOR PLAN

Nottoway Second Floor

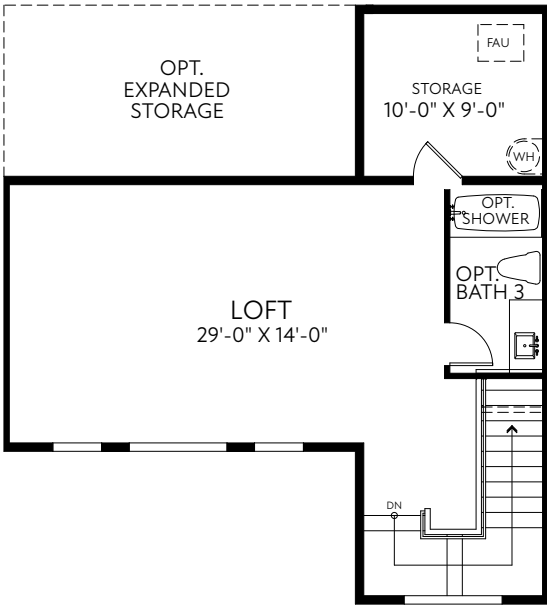
1,994 Sq Ft | 2-3 Bedrooms | 2-3 Bathrooms | 2 Bay Garage



SECOND FLOOR PLAN



▶ SECOND FLOOR PLAN WITH
OPTIONAL BEDROOM AND
FULL BATH



▶ SECOND FLOOR PLAN WITH
OPTIONAL FULL BATH

Birchwood at Brambleton

Potomac Plan

2,000 Sq Ft | 2-3 Bedrooms | 3 Bathrooms | 2 Bay Garage

Life-changing by Design

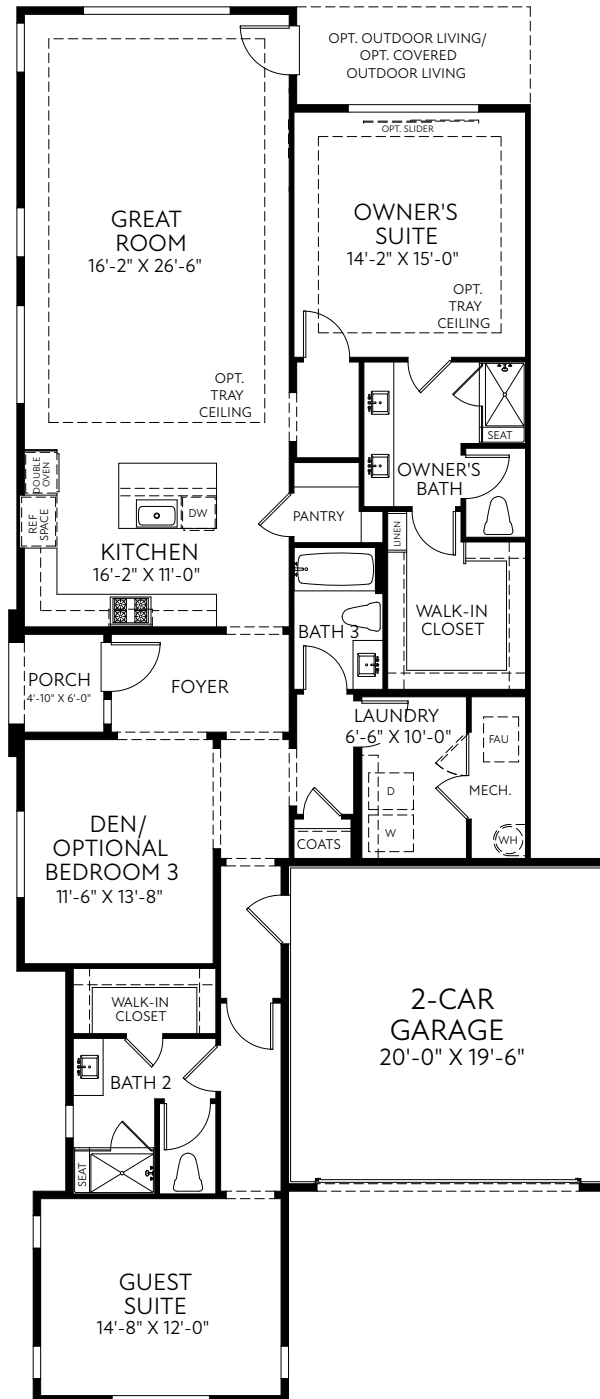


Potomac Plan

2,000 Sq Ft | 2-3 Bedrooms | 3 Bathrooms | 2 Bay Garage



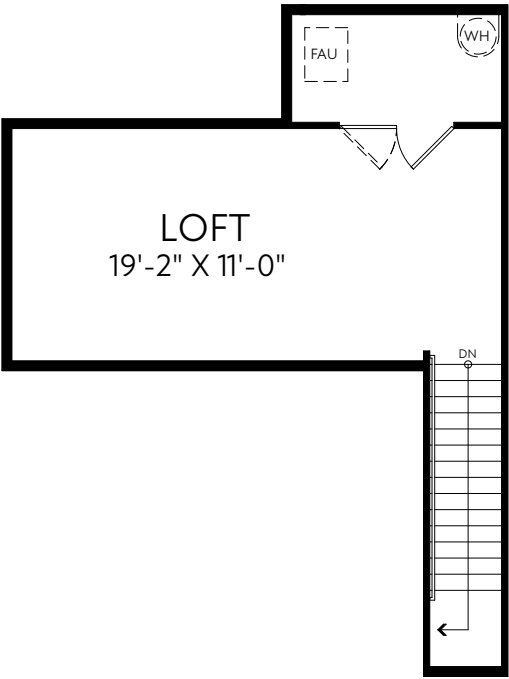
2,000 Sq Ft | 2-3 Bedrooms | 3 Bathrooms | 2 Bay Garage



FIRST FLOOR PLAN

Potomac Second Floor

2,000 Sq Ft | 2-3 Bedrooms | 3 Bathrooms | 2 Bay Garage



SECOND FLOOR PLAN



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Birchwood Carriages

CURB APPEAL

- ▶ Thermo-Tru Smooth Star front door (per plan)
- ▶ Asphalt driveway leading to 2-car garage
- ▶ Alside double 5" clapboard siding

THE DETAILS

- ▶ 10' ceilings on the first floor and 9' ceilings on the second
- ▶ Stained oak staircases (per plan)
- ▶ 3 1/4" engineered hardwood on entire first floor (excluding baths, bedrooms, laundry and study/den)
- ▶ Deluxe interior molding and trim package with door casements
- ▶ Interior doors with choice of 2- or 5-panel options

BEAUTIFUL BATHROOMS & LAUNDRIES

- ▶ Primary Bath
 - 12"x12" floor tile
 - 35" vanity with granite countertops
 - Gerber "Maxwell" elongated toilet at comfort height
 - Delta Woodhurst chrome bath suite
- ▶ Secondary Baths
 - 6"x6" floor and wall tile
 - Cultured marble countertops
 - Delta Woodhurst chrome bath suite
 - Gerber "Maxwell" elongated toilet
 - Sterling Vikrell 5' tub
- ▶ Powder Room
 - Gerber "Allerton" elongated toilet
 - Delta chrome Woodhurst faucet

KITCHEN ENVY

- ▶ 42" Aristokraft cabinets in your choice of finishes
- ▶ Granite kitchen countertops in your choice of colors
- ▶ Whirlpool stainless steel appliance package
- ▶ Delta Linden faucet in arctic stainless or chrome pull-out spray

DISTINCTIVELY INTELLIGENT

- ▶ Features HomeSmart®, with activation and support
- ▶ HomeSmart® package includes the following devices:
 - Echo Devices
 - Mesh Network
 - tp-link 8 Port Switch
 - Cat6 wiring
 - Schlage Connect front door lock
 - Ring Pro Doorbell
 - Liftmaster garage door opener with two remotes
 - 2 Leviton WiFi Smart Switches (Front Door and Foyer)
 - Ecobee3 Lite Thermostat (per plan)

ENERGY AND EARTH FRIENDLY

- ▶ ENERGY STAR™ low-emissivity windows
- ▶ Energy-efficient Carrier HVAC with smart thermostat
- ▶ Bradford White 50 Gallon Power Vent Water Heater

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