

Mulberry Court

Condominiums

Community Features

- ❖ Community Room and Terrace
- ❖ Professionally Designed Landscape
- ❖ Courtyard with Water Feature
- ❖ Two Gazebos and Barbecue Area
- ❖ Culpeper Trolley Bus Kiosk
- ❖ Culpeper Sport & Raquet Club Membership (One Year)
- ❖ Underground Utilities and Public Water and Sewer

Building Features

- ❖ Elevator Access to All Levels
- ❖ Video Security Monitoring
- ❖ Secured Building Entrances
- ❖ Exterior Design Includes:
 - Hardie Plank Siding
 - Stone and Dryvit Accents
 - Architectural Shingle Roof
 - Standing-Seam Metal Accent Roofs
- ❖ Upgraded Insulation Throughout

Our Commitment

- ❖ New Home Walk-Through
- ❖ One-Year Home Warranty
- ❖ Manufacturer's Warranties

Unit Features

- ❖ One Underground Parking Space Per Unit
- ❖ Private Patio or Balcony (per plan)
- ❖ Ceramic Flooring in Kitchen, Bath(s), and Sunroom (per plan)
- ❖ Hardwood Flooring in Foyer and Dining Room (per plan)
- ❖ Crown Molding in Select Areas
- ❖ Pre-Finished Shelving in Laundry Room and Closets
- ❖ Master Bedroom Walk-in Closets
- ❖ 9' Ceilings
- ❖ White Ceilings with Walls and Trim to Coordinate
- ❖ Schlage Hardware
- ❖ Front-Load Washer and Dryer with Countertop (per plan)
- ❖ Designer Package Options:
 - Carpet and Padding
 - Hardwood Flooring
 - Ceramic Tile Flooring
 - Cabinets and Hardware
 - Countertops
- ❖ Overhead Lighting in Living Areas
- ❖ Ceiling Fan in Master Bedroom and Sunroom (per plan)
- ❖ Structured Wiring Package to Include:
 - Three (3) CAT 5 Wall Outlets
 - Three (3) or Four (4) Multi-Media Outlets (per plan)
 - Pre-Wiring for Security Systems

Kitchen

- ❖ Kraftmaid 42" Designer Cabinets
- ❖ Solid Surface Countertops with Undermount Stainless Steel Sink
- ❖ Kohler Plumbing Fixtures
- ❖ GE Appliances to Include:
 - Side-by-Side Refrigerator with Icemaker and Water Dispenser
 - Gas Range
 - Microwave
 - Dishwasher
 - Garbage disposal with Countertop Mounted on/off Button

Bath

- ❖ Oversized Tub/Shower with Ceramic Surround in Master Bath (per plan)
- ❖ Walk-in Shower with Ceramic Tile Surround in Second Bath (per plan)
- ❖ Kohler Plumbing Fixtures
- ❖ Kohler Vanity in Powder Room (per plan)
- ❖ Kraftmaid Cabinets in Full Baths
- ❖ Cultured Marble Vanity Tops (per plan)

For Your Peace of Mind

- ❖ Energy-Efficient Gas Heat and Gas Continuous Hot Water
- ❖ Energy-Efficient Marvin High-Performance Insulated Windows
- ❖ Central Air Conditioning
- ❖ Noise Reduction Elements Include:
 - Carpeted Bedrooms
 - Solid Core Entry Door
 - Quiet Sanitary Piping



Mulberry Court Condominiums, located in Culpeper, Virginia, are adjacent to the Country Club of Culpeper's golf course and are easily accessible to shops, restaurants, Culpeper Regional Hospital, and the Powell Wellness Center. Offering you the best of maintenance-free living, Mulberry Court Condominiums fill a unique niche in the area's housing market.

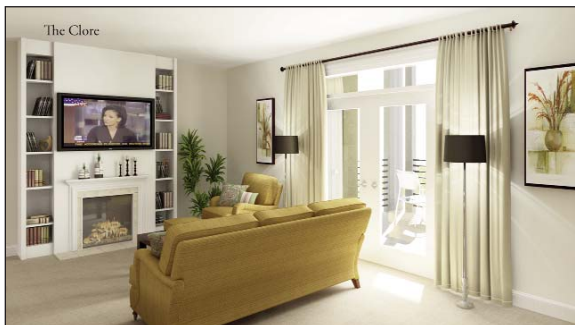
Culpeper is found in the heart of Virginia and offers scenic mountain views, beautiful rural countryside, and inviting lakes and rivers; yet it is located conveniently close to the DC metropolitan area and the state's more populous cities.



The Arrington

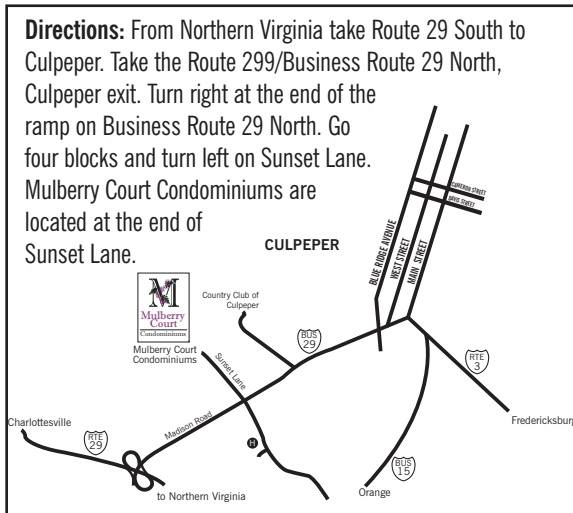
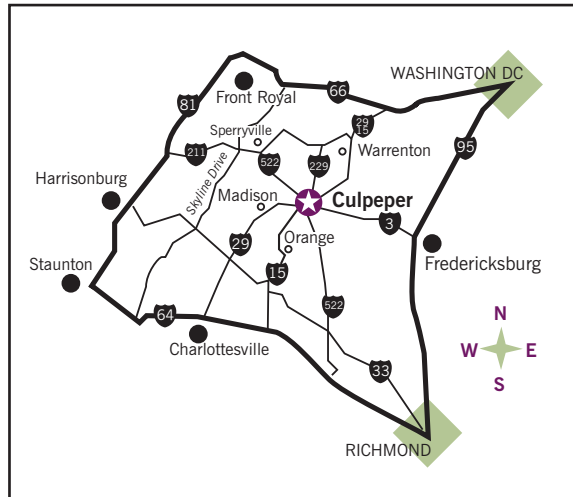


The Armstrong



The Clore

Images are computer-generated virtual renderings.



For More Information Please Contact:

Laura Whitlock

Yates Properties, Sales

206 South Main Street, Suite 202

Culpeper, VA 22701

Office: 540-827-1130

www.mulberrycourtcondos.com

**Upscale Condominiums Located
in Historic Culpeper, Virginia**



**Mulberry
Court
Condominiums**

**Building Quality Homes
in the Community
We Call Home**

**Developed by
Yates Properties, LC of Culpeper, Virginia
and
R. G. Bledsoe Building Co. of Orange, Virginia**