



SUNNYBROOK
Towne Houses



COMFORT • VALUE • CONVENIENCE

Sunnybrook Towne Houses

Beautiful country setting...

Private entrances...

Minutes from the Historic District,
outlet shopping and a
large variety of restaurants...

Our towne houses are nestled among 35 gently rolling acres surrounded by beautiful mature trees and well-manicured lawns. You can take a walk or jog on a paved trail that winds through a scenic wooded area next to a gentle flowing creek. Relax at our pool or enjoy a game of tennis or basketball in our recreation area.

Our community affords you quiet living yet is conveniently located near major roads, shopping malls, parks, hospitals and schools.

Sunnybrook is managed by a team of courteous, professional office staff and quality maintenance technicians. Our priority is always to provide you with an attractive, clean and comfortable environment, along with great service.

Call to schedule a tour of your next home.



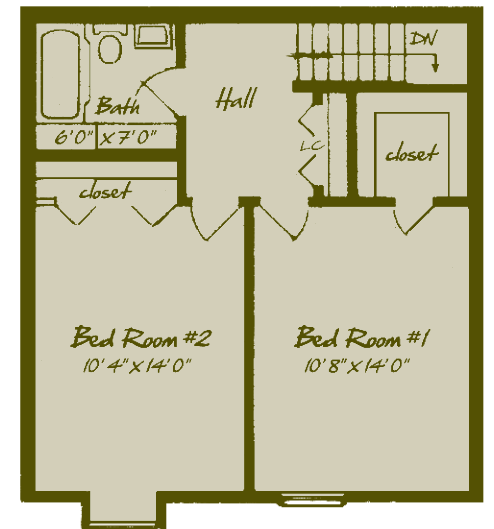
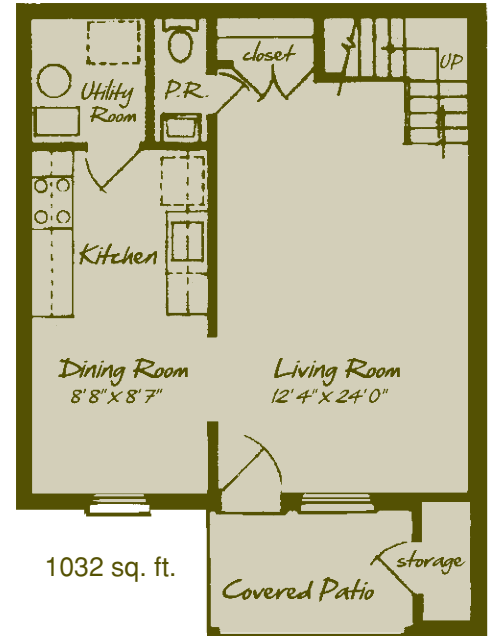
"A Place to Call Home"





The Brookmoor

Two Bedroom • One and a Half Bathrooms



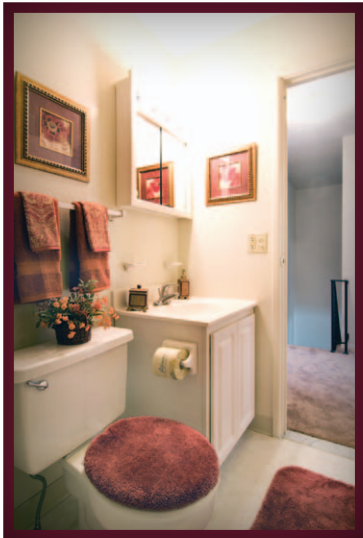
Monthly Rent: _____



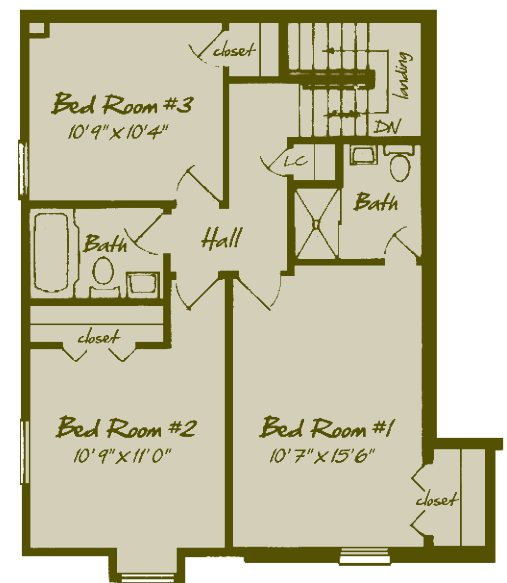
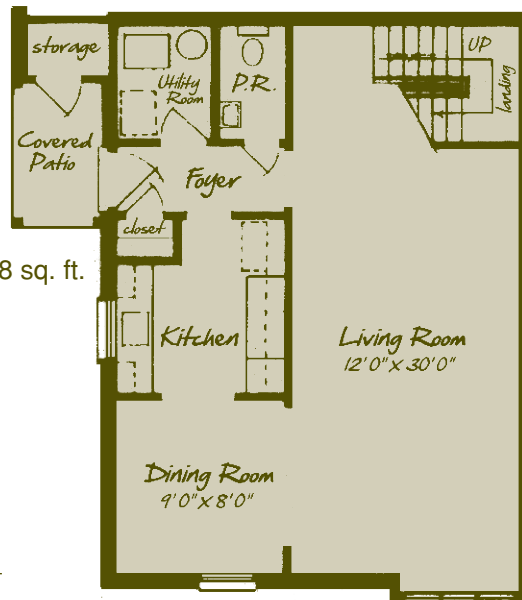


The Tremont

Three Bedroom • Two and a Half Bathrooms

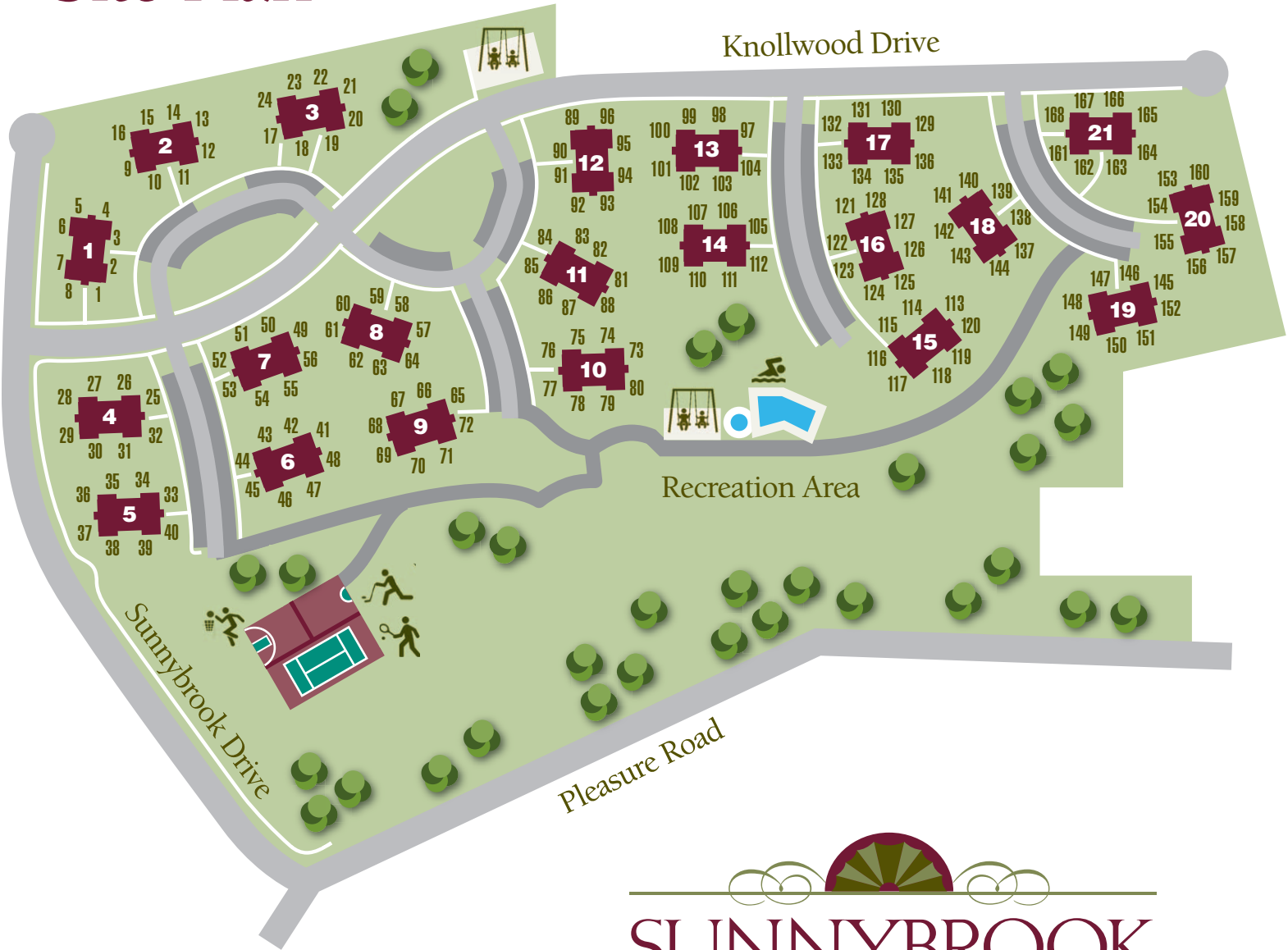


1278 sq. ft.



Monthly Rent: _____

Site Plan




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Design Specifications

Every Town House features:

- Private entrance with storm/screen door
- Individually-controlled central air and gas heating system
- First floor 1/2 bath
- Wall-to-wall carpeting in living room and bedrooms
- Large vinyl tiles in kitchen and dining room
- Utility room with full-size washer and dryer
- Attic storage area
- 18 cu. ft. frost-free refrigerator, gas stove, microwave range hood, dishwasher, and garbage disposal
- Pre-wired cable TV, high-speed internet and telephone with multiple-line capacity
- Ceiling fans in bedrooms and dining room
- Blinds on all windows
- Spacious closets
- Outside patio with storage area
- Attic storage
- Water, sewer and trash removal included

Situated in a picturesque landscape, Sunnybrook offers outside activities such as:

- Bicycling, jogging or walking on a paved trail along a winding creek and shade trees
- A game of tennis
- Swimming at the pool
- Playing basketball, baseball and hockey
- Swinging or climbing at two fenced-in playgrounds

Our community affords you access to prestigious Manheim Township School District, public bus service just minutes away, 24-hour quality on-site maintenance, and lots of open space.



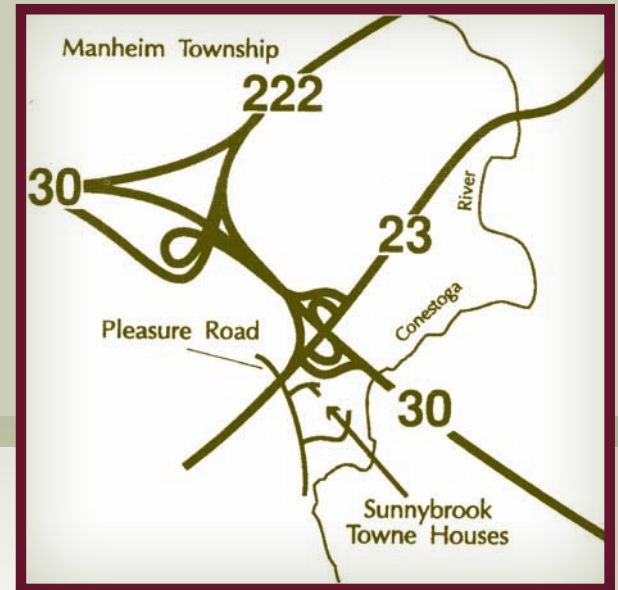
Directions

From Harrisburg

- PA-283E toward Airport/Lancaster (29.0 mi)
- Merge onto U.S. 30E
- New Holland Ave. exit
- Turn right onto New Holland Ave.
- First left onto Pleasure Rd.
- First left onto Sunnybrook Dr.
- First right onto Knollwood Dr.

From Philadelphia

- I-76W PA Turnpike
- Lancaster/Reading Exit
- US-222S
- Merge onto U.S. 30E
- New Holland Ave. exit
- Turn right onto New Holland Ave.
- First left onto Pleasure Rd.
- First left onto Sunnybrook Dr.
- First right onto Knollwood Dr.



SUNNYBROOK

Towne Houses

50 Knollwood Drive, Lancaster, PA 17601 • Phone (717) 394-8239 • Fax (717) 394-1451

Managed with Pride

SAMUEL GELTMAN & COMPANY, INC. • PA LICENSED REAL ESTATE BROKER