



CHAIN BRIDGE  
ESTATES

THE BALLANTRAE

# B - THE BALLANTRAE

3-sided Residence | 3/4 Bedrooms | 3/4 Bathrooms, and 2/1 Half Bathrooms



## SIZE

Interior: 3,206 SF  
Garage: 422 SF  
Total: 3,628 SF  
Lanai: 108 SF  
Owner's Lanai: 43 SF  
**Total: 3,779 SF**

## OPTIONS

Basement:

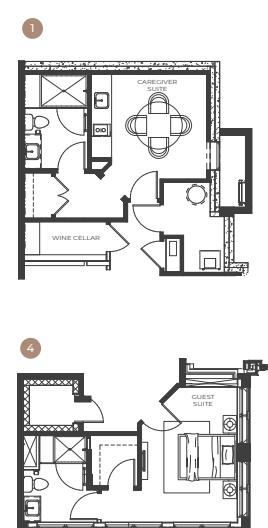
- ① Caregiver Suite
- ② Walk-In-Tub

First Level:

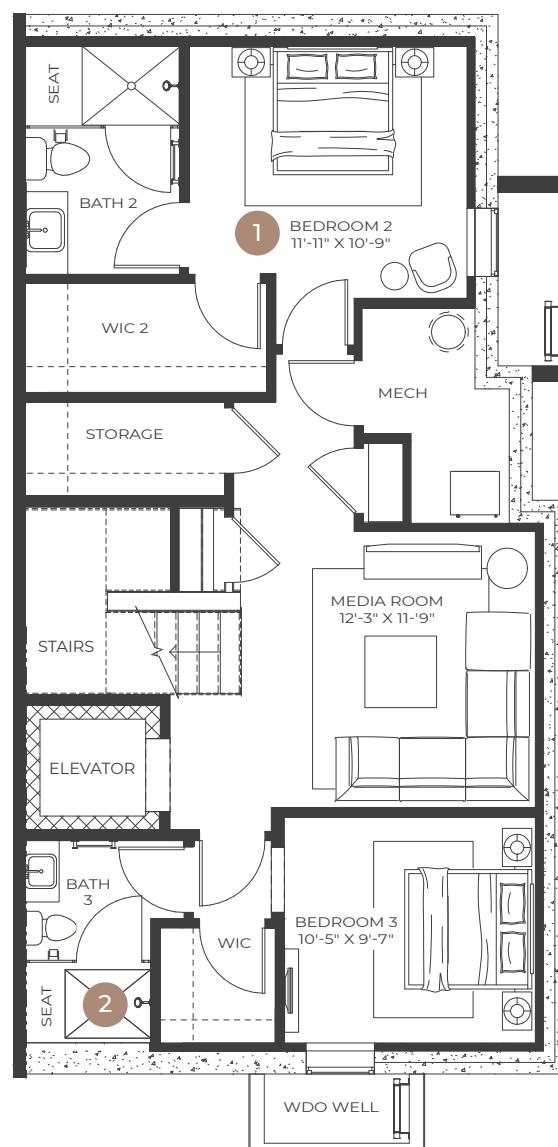
- ③ Concierge Closet.  
Fridge/Freezer
- ④ Guest Suite

Second Level:

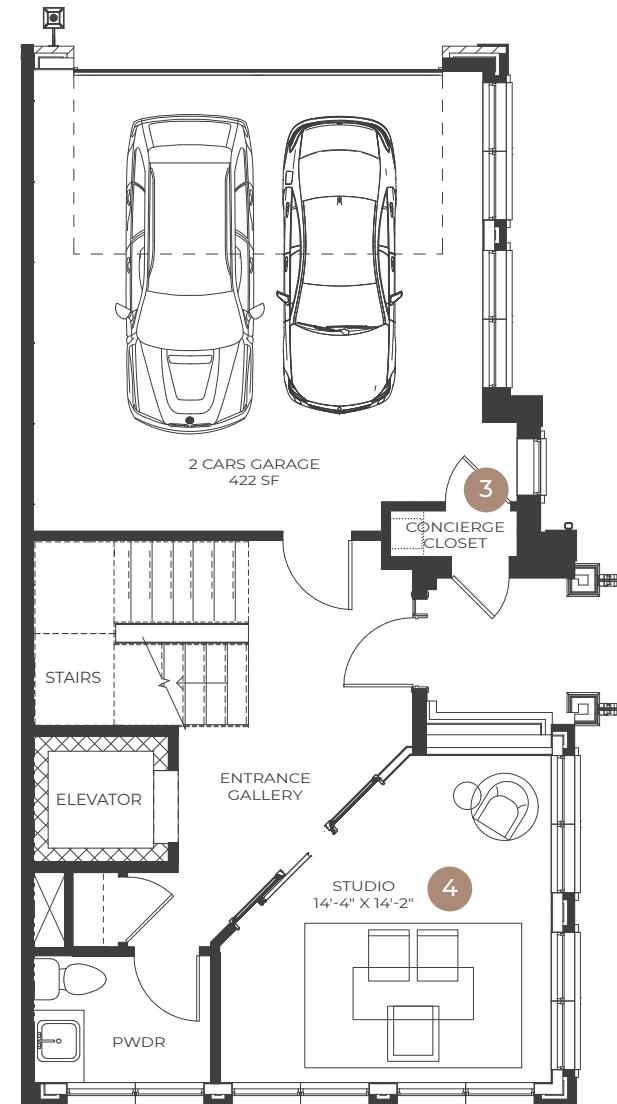
- ⑤ Beverage Center
- ⑥ Coffee Bar



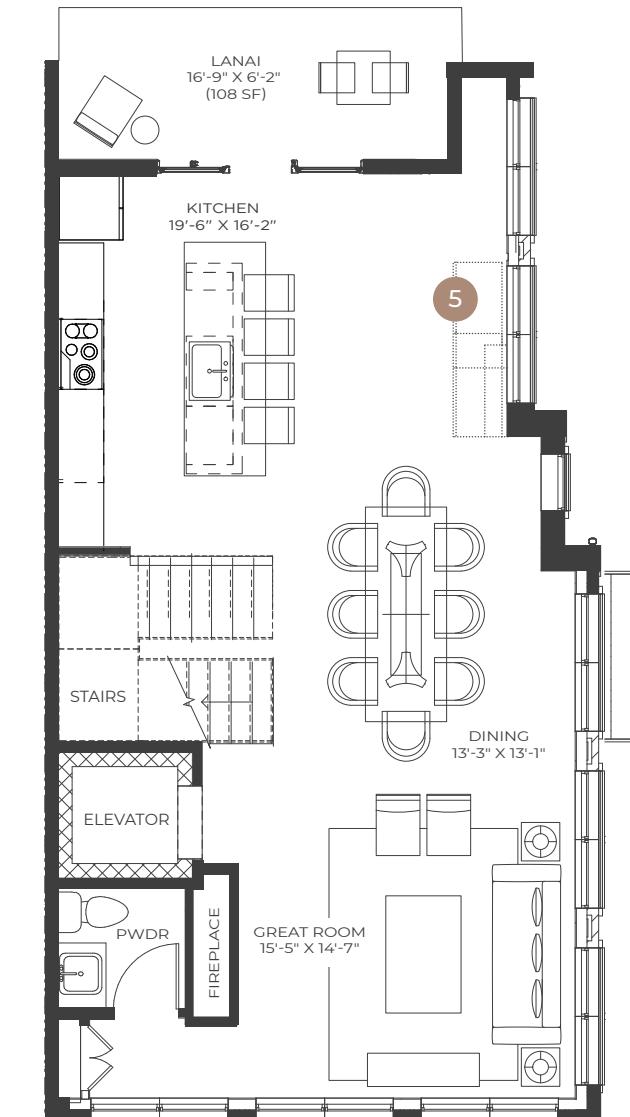
## BASEMENT



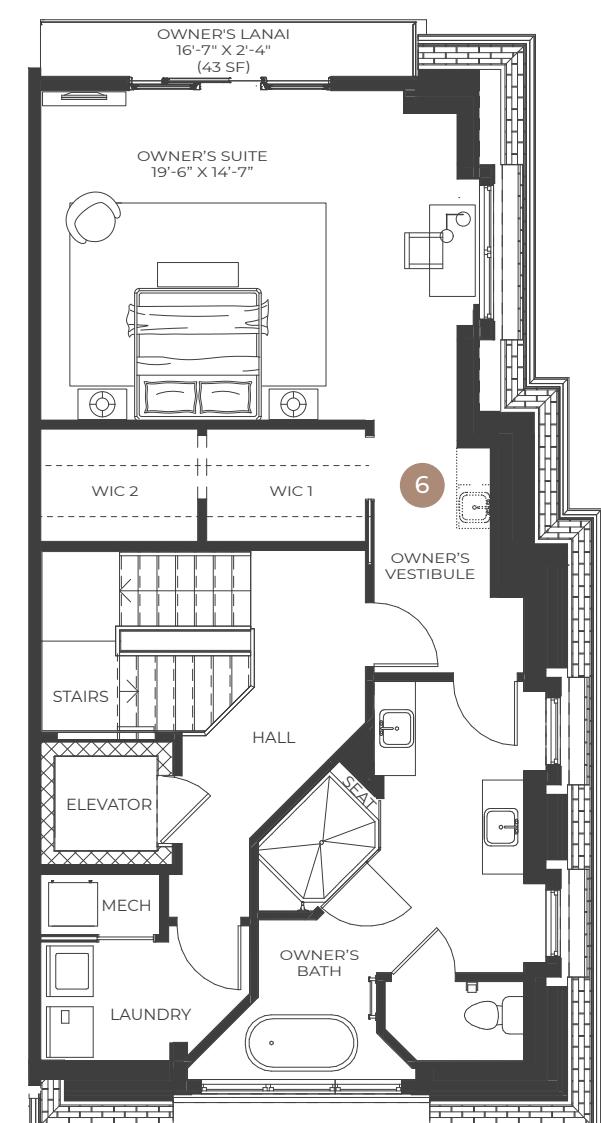
## FIRST LEVEL



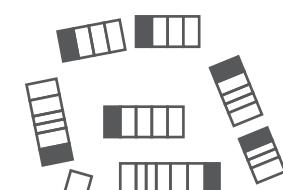
## SECOND LEVEL



## THIRD LEVEL



## SITE LOCATION MAP



THE BEST IS YET TO COME™

RENDERS, BUILDING ELEVATIONS, DEPICTIONS OF AMENITIES, DRAWINGS AND FLOOR PLANS OF THE UNITS, AMENITIES AND COMMON ELEMENTS ARE FOR MARKETING/ILLUSTRATIVE PURPOSES ONLY AND ARE NOT PART OF THE BASIS OF THE CONTRACT BETWEEN SELLER (I.E., THE DECLARANT) AND PURCHASERS. THEY DO NOT NECESSARILY REFLECT ACTUAL DIMENSIONS AND CONFIGURATIONS. FEATURES, FINISHES, AND PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE. CERTAIN FEATURES ARE AVAILABLE IN SELECT UNITS AND ARE SUBJECT TO CHANGE. THE SPECIFICATIONS, ROOM DIMENSIONS, AND FEATURES SHOWN IN THE UNIT FLOOR PLANS ARE APPROXIMATE AND ARE FOR MARKETING/ILLUSTRATIVE PURPOSES ONLY. SQUARE FOOTAGE TOTALS AND ROOM DIMENSIONS PROVIDED MAY NOT BE RELIED UPON AS DEFINITIVE, ARE SUBJECT TO MODIFICATIONS WITHOUT NOTICE, AND MAY DIFFER FROM THE ACTUAL SQUARE FOOTAGE AND DIMENSIONS DELIVERED. ACTUAL LAYOUT, ROOM DIMENSIONS, WINDOW SIZES AND LOCATIONS, AND STEPS TO GRADE MAY VARY AND ARE SUBJECT TO MODIFICATIONS WITHOUT NOTICE. THE UNITS, AS CONSTRUCTED, MAY DIFFER FROM THE FLOOR PLAN. FINAL BUILDING AND UNIT CONFIGURATIONS, TO INCLUDE, BUT NOT BE LIMITED TO BUILDING DIMENSIONS, FLOOR PLANS, UNIT DIMENSIONS, ELEVATIONS, AMENITIES AND COMMON ELEMENTS WILL BE AS DEFINED BY THE PURCHASE AND SALE AGREEMENT. BUYERS SHOULD CAREFULLY REVIEW THEIR PURCHASE AND SALES AGREEMENT BEFORE PURCHASING.

