



THE RESIDENCES OF  
**LORTON  
 STATION**

Address	9000 & 9020 Lorton Station Boulevard, Lorton, VA 22079	
Community	Lorton Station   Fairfax County	
Overview	32 Units   Two Mixed-Use Buildings   2-Story Condominium Towns Above Retail New Construction   Adjacent to Lorton VRE Station	
Project Team	Developer	KETTLER
	Architect	Lessard Architectural Group
	General Contractor	Clark Builder's Group
	Model Interior Designer	Restoration Hardware
Timeline	Construction start: January 2005   Sales start: June 2005   1st delivery: June 2006	
Development Costs	19.3MM	
Unit Mix	Two-Story Town-Style Condominiums - (100%): 2BR/2BA+Den (1,221 s.f. to 1,372 s.f.)	
Finishes & Features	19' ceilings throughout   18' ceilings in living areas   GE® stainless steel appliances Gas cooking   Granite countertops   Breakfast islands or bars   Oversized laundry rooms Garden-style soaking tub with separate showers   Walk-in closets   Floor-to-ceiling windows in living areas   Two assigned parking spaces   Climate-controlled storage spaces Balconies   Available in select homes: Rooftop terraces   Private garages   Fireplaces	
Amenities	Community pool membership   24-hour virtual concierge services provided by VIPdesk Controlled-access garage parking   FOB controlled doors   Bicycle storage On-site storage   ZipCar membership   Restaurants & shops in Town Center   Gazebo with band stand   Visitor parking	
Neighborhood	Walk to neighborhood shops and restaurants   On-site VRE commuter train station with direct access to Springfield/Franconia Metro Station   Less than one mile from I-95 Served by Fairfax Connector regional bus service   Outdoor pool with sundeck and children's wading pool   Resident clubhouse available for private social functions On-site elementary school   Children's tot lot and neighborhood park   100-acre Stream Valley Nature Park   Bike path & jogging trail   Convenient to: Regional parks   Lorton Arts Foundation   Laurel Hill Golf Club   Pohick Bay   1/2 mile to Amtrak Auto Train   Historic Towns of Occoquan and Alexandria   Potomac Mills Mall   Seven nearby marinas	