

The Waters Amenity List



- **Traditional Neighborhood Development (TND) centered around walkability, green space and amenities**
- **Acres and acres of parks and green space nestled in a tranquil setting of rolling hills and towering oaks**
- **Total access to all community lakes, including Montgomery County's largest, 200-acre Lake Cameron**
- **Spectacular Town Square with the Back Porch stage, picnic areas, fire pit and a mail center**
- **Town Center shopping, dining, recreation and services**
- **Quick 10-15 minutes from shopping, dining & more at The Shops at Pike Road, Eastchase and Chantilly**
- **Located in the Pike Road School District**
- **Walk, bike or golf cart to the Pike Road Elementary School via the Trail to Education**
- **Pike Road Middle School and Pike Road High School are just a short drive away**
- **Multiple piers with expansive water views**
- **200-acre Lake Cameron professionally managed for world-class fishing**
- **Boathouse with courtesy access to kayaks, canoes, pontoon and fishing boats**
- **Event space atop Chapel Hill**
- **Traditional southern architecture with modern accents**
- **Golf cart friendly community**
- **Two community pools**
- **Lucas Point Pool with zero-entry infinity edge, pool house and pool house pavilion**
- **Lakeside white sand beach area adjacent to the sparkling Lucas Point**
- **Pool & outdoor grilling station with lake views**
- **Blue Heron Pool Club with zero-entry pool with a mushroom spray fountain and a lap swim area, pool pavilion with a kitchen, bar area and outdoor fireplace**
- **Lakeside bocce ball court with seating**
- **Lighted tennis & pickleball courts with Plexicushion surface and sport court**
- **Wide sidewalks and trails that connect the entire community**
- **Professionally engineered raised foundations (conventional)**
- **Bark Park for pets, complete with obstacle course**
- **Community playgrounds right outside your front door**
- **Playborhood Hill, gaga pit and horseshoe pit for outdoor play**
- **Field of Dreams, a multi-purpose field for all types of sports and events**
- **Home choices for all stages of life and family**
- **Active Homeowners' Association with annual community events**