



**sonoma**  
building company

THE VILLAGE *at*



The Village at Brookberry Farm is a uniquely planned community in the heart of Brookberry's Phase IV. A celebration of classic southern style, homes will showcase architecture and charm similar to those found in towns such as Charleston, Savannah and Beaufort. With broad front porches, alley-fed garages, landscaped gardens and parks, and shared amenities such as an amphitheater and outdoor fireplaces, Village residents will enjoy a vibrant community-centered lifestyle within Winston-Salem's premier residential neighborhood.

## Questions deserve answers...

### What size are the lots?

Lot sizes range from 50-60 feet wide and 100-150 feet deep.

### What is the price range for homes?

Including the lot, home prices range from the \$350's to \$550's.

### What style homes can be built?

Village homes will feature traditional low country style exteriors with large front porches and alley-fed driveways. They will be a mix of 1, 1 1/2 and 2 story homes, approximately ranging between 1,800-2,500 square feet. Village homes will be built with the same level of quality construction and finishes as the rest of Brookberry Farm.

### Will there be an additional entrance for this section of Brookberry?

Yes, there will be an additional entrance to the Village from Meadowlark Drive. The Village is a fully integrated part of Brookberry Farm with access from all other entry points of the community.

### How much are the HOA dues and what is included?

HOA dues are \$975/year.

Residents will enjoy a host of beautiful amenities within the Village designed to create a unique community atmosphere. Homes in the Village will center around three large parks for sporting and barbeques and an amphitheater and pavilion with outdoor fireplaces for gatherings.

In addition to these, Village residents will also have access to the exquisite amenities available to all Brookberry residents including the clubhouse and barn for meetings and events, the pool complex, playground, tennis courts, fitness center, walking trails and stocked lake with screened lake house.

### Are there set plans from which I must choose?

No, however, plans must meet the architectural requirements of the Village. Sonoma will work with homeowners to select and/or design custom plans to meet the requirements. The developers of the Village have partnered with Allison Ramsey Architects, a firm specializing in low country style homes, to provide Sonoma customers with plan designs and consulting if desired.

### How can I reserve a lot?

Contact Erin Hege or Sonoma Building Company to discuss your interest in building in the Village, and we can help you with the reservation process.



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