



Live Simply

# Fortunes Landing

Spotsylvania, Va

By

Simply Home  
We Build Beautiful



### Amenities

- Waterfront Public Park
- Hiking & Biking Trails
- Fishing
- Canoeing/Kayaking
- Community Center
- High Speed Internet
- Stone Crafted Entrance Features

### Convenience

- Old Town Fredericksburg
- Mary Washington Hospital
- Spotsylvania Regional Medical Center
- Virginia Railway Express, Vanpools and Commuter Buses
- Spotsylvania County School District
- Spotsylvania Town Centre and Central Park Shopping Center
- Spotsylvania Farmers Market | Farmers Market Co
- National Parks & Battlefields
- Wineries
- Lidl & Wegmans Grocery Store
- Minutes to Rt. I-95

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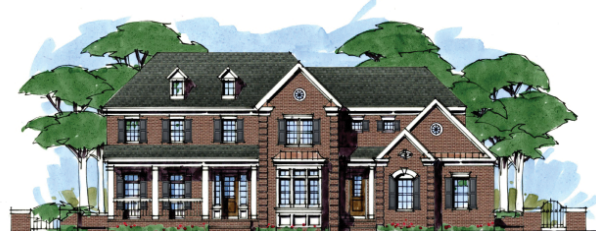
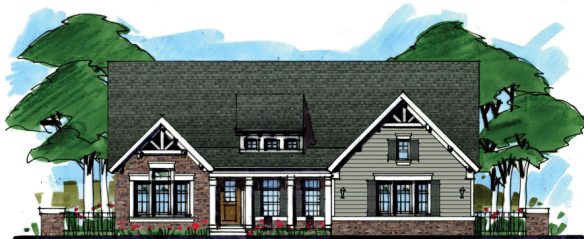




## Stunning Single-Family Homes and Beautiful Waterfront Properties

Fortunes Landing is a 315-acre estate neighborhood in Spotsylvania County. This secluded community is situated along the Ni River Reservoir and boasts 49 stunning single-family residents. Homesites range from three to 18 acres and include waterfront properties.

Fortunes Landing by Simply Home, will afford residents a range of activities and amenities to unplug, relax and reconnect with friends and family. Whether that be walking or biking along paved recreational trails, canoeing or kayaking or spending quiet meditation time along the natural banks of the reservoir, Fortunes Landing has plenty for all. Residents can enjoy time at the “Echo”, a 15-acre public park with covered BBQ areas and 270 degree waterfront view as well as gather at the “Landing”, a private community center with sport court available to all residents.



### Integrity · Relationships · Quality

As a local custom builder in the Fredericksburg area, our reputation is everything. We are committed to achieving the highest levels of customer satisfaction and ultimately this is done through a strong work ethic, honest and straightforward business practices, solid project management and high quality work product. We work hard to earn the trust of our clients and constantly strive to maintain our position as a respected, high quality builder.

**Contact Simply Home:**

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