



### Exciting City Beat

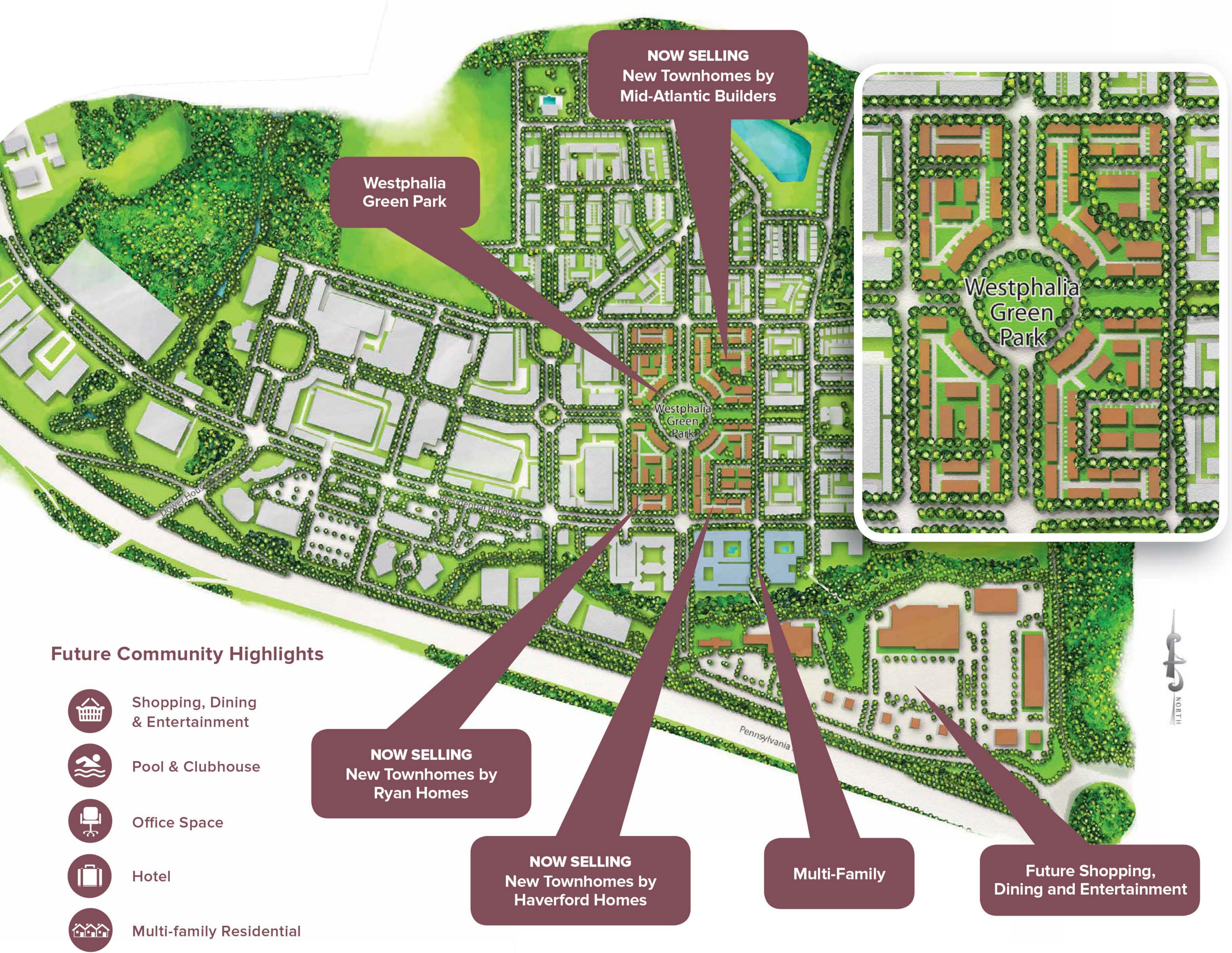
Welcoming, Convenient Neighborhood.

Westphalia Town Center is the best of both worlds. With a dynamic fusion of new urban-style homes mingled with the shops, bars and restaurants of a bustling Town Center, this is the place to be. Imagine the convenience of living so close to pretty much everything. Add to that the neighborhood just outside your front door—with open parks, ponds, miles of trails, a clubhouse, a community pool...and a new lifestyle you never dreamed possible.

Westphalia Town Center—The New Heart of Upper Marlboro.







# The Good Life Stress Less, Chill More.

Life at Westphalia Town Center is all about convenience. Neighborhood landscapes are fully maintained.

Community ponds and trails make it easy to get out and relax. Every townhome comes with a garage. And all the action of the Town Center will be right there. It makes for an ease of life that few communities can boast.

- Walk to shops, restaurants and pubs
- Check out the latest movies
- Kick back at the clubhouse and swimming pool
- Unwind on our scenic community trails

### Build with the Best

Ryan Homes, Haverford Homes & Mid-Atlantic Builders

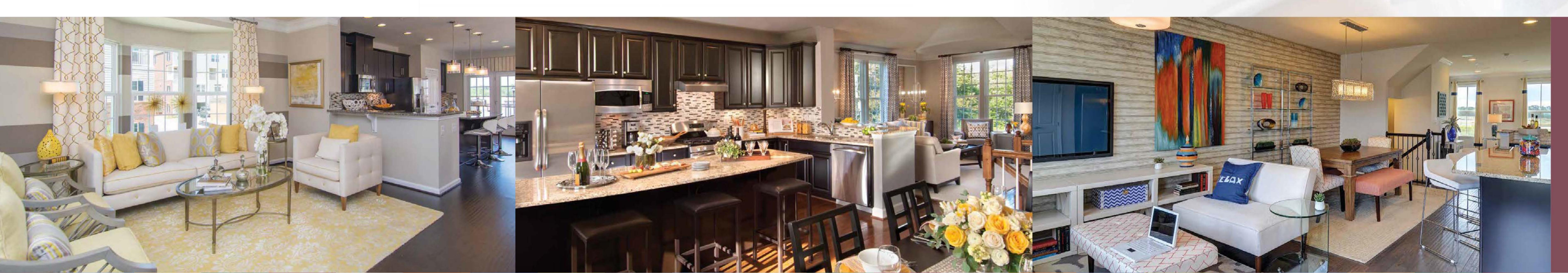
Featuring new homes from three local builders with decades of experience in Prince George's County.

## Ryan Homes Garage Townhomes 10512 Presidential Parkway Upper Marlboro, MD 20772 RyanHomes.com

301.736.1080

Haverford Homes
Garage Townhomes
10610 Presidential Parkway
Upper Marlboro, MD 20772
HaverfordHomes.com
240.417.9339

Mid-Atlantic Builders
Garage Townhomes
10601 Eastland Circle
Upper Marlboro, MD 20772
MidAtlanticBuilders.com
301.420.8500





### To Where You Need To Be.

15 minutes or less
Capital Beltway (I-495) – 8 minutes
Marlboro Village – 10 minutes
Penn Mar Shopping Center – 11 minutes
Target – 11 minutes
Branch Avenue Metro Station – 12 minutes
Boulevard at Capital Center – 13 minutes
FedEx Field – 13 minutes
Ritchie Station Marketplace – 14 minutes
Washington DC – 15 minutes

minutes or less
National Harbor – 19 minutes
MGM Resort Casino – 19 minutes
Wegmans – 20 minutes
Capitol Building – 26 minutes
Union Station – 29 minutes
Pentagon – 26 minutes
Reagan National Airport – 28 minutes
Chesapeake Beach – 27 minutes

5 minutes or less
Annapolis MD – 35 minutes
BWI International Airport – 36 minutes
Baltimore MD – 50 minutes

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