

CHAIN BRIDGE

— E S T A T E S —

QUIETLY EXTRAORDINARY™



THE PROMISE OF A NEW DAY

A FIRST-OF-ITS-KIND COMMUNITY LOCATED IN MCLEAN, VIRGINIA

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The Promise of a New Day.

A first-of-its-kind community
located in McLean, Virginia

Your life is exceptional. Your next chapter should be, too. Welcome to Chain Bridge Estates, a 60+ residential community—where private homes are surrounded by vibrant gardens, luxurious amenities, and residents who believe in a life lived to its utmost. Find your place here and age gracefully. Designed by Bloomsbury Living, the community of Chain Bridge Estates promises: The Best is Yet to Come TM

Like brushstrokes in a painting, the architectural styles of Chain Bridge Estates complement each other to create a masterpiece of modern design and elegant living.





Designs for how you want to live.

Homes at Chain Bridge Estates are inspired by local history and named after iconic nearby locations. Select the type of home that best suits you and your needs—each 4-level elevator floor plan includes a minimum of 3,206 square feet of living space. Find your sanctuary for a lifestyle of ease, relaxation and comfort.



THE BALLANTRAE



Inspired by the charm of nearby Ballantrae Farm, and one of the finest addresses in the Washington Metropolitan area.

THE LANGLEY



Embracing the legacy of Langley in McLean, Virginia, standing as the most prominent residence ever to grace this prestigious area.

THE GEORGETOWN



Influenced by the quiet promenades and Federal-style architecture of Washington D.C.'s most prized neighborhood.

THE CHEVY CHASE



A destination for gracious living since the late 1800s, The Chevy Chase Manor epitomizes timeless elegance and sophistication.

THE MERRYHILL



Inspired by its namesake, the grand Merryhill House, was once an iconic landmark in McLean during the mid-19th century.

THE MADISON



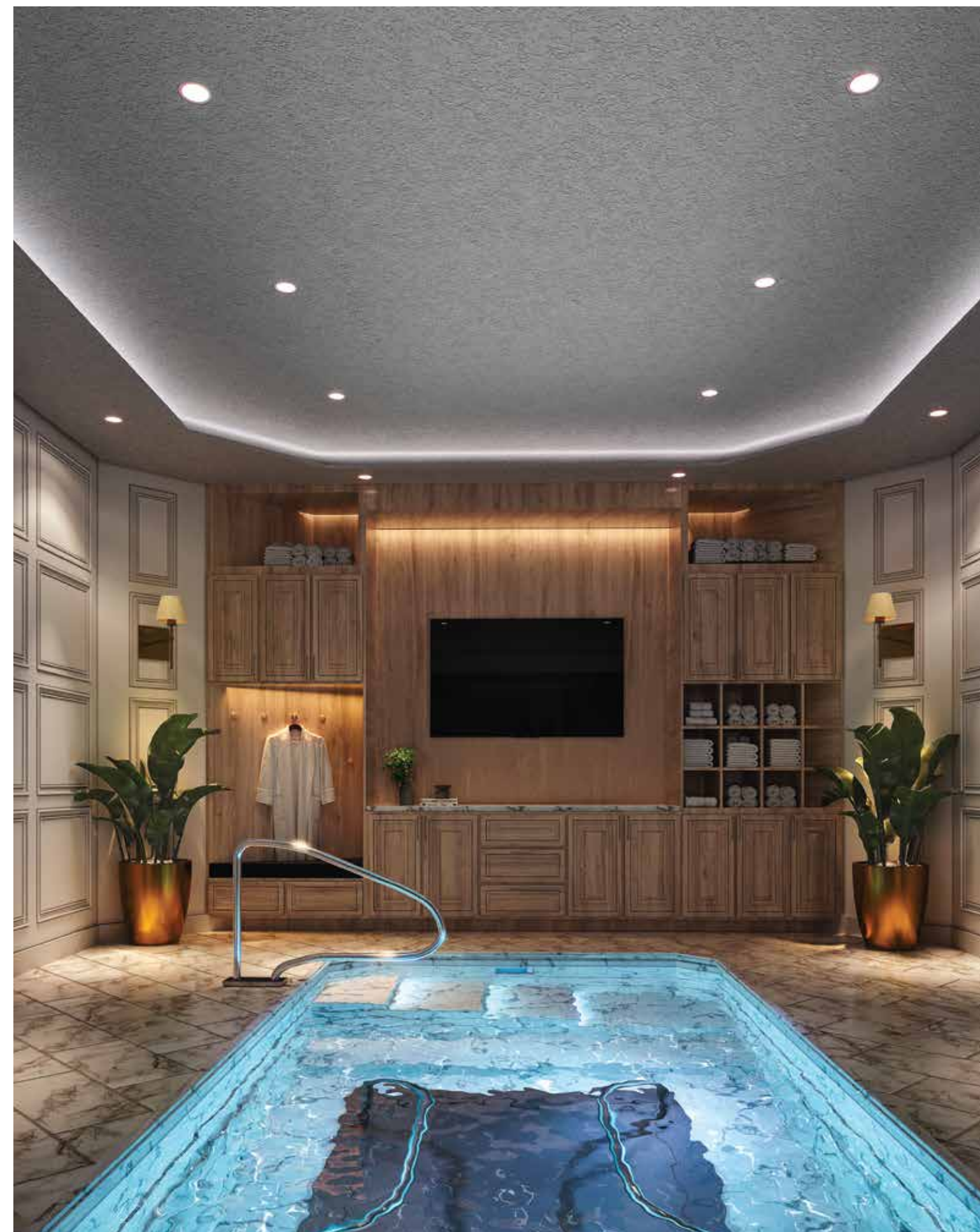
2-level elevator floor plans designed for the modern era; named after the early president and first lady, James & Dolley Madison.



Home Wellness to Nurture Your Health

Boost your mind, body and spirit

As a resident of Chain Bridge Estates, you'll enjoy included amenities like our fitness center, HydroWorx therapy pool and pickleball court. You'll also have the option to add additional wellness services as the need arises—paying only when you need care, and choosing the level of attention that's right for you, from occasional visits to 24-hour care.



On-site HydroWorx therapy pool

Dedicated to a longer and happier life, where every moment is enjoyable.

At Chain Bridge Estates, there is no one-size-fits-all approach to care. Whether you're fully independent or choose to receive optional services from local wellness providers, you're entirely in charge of what care you receive. Pay only as you need care.

And because you own your specific home, you'll live there as long as you like—enjoying the comfort of your own permanent space as caregivers come to you, or as your personal physicians meet you at your private on-site medical office.

This is an age-qualified community that puts you first. Your needs, your requests, and your desired level of care are always paramount. We're not just changing the approach to care for older adults. We're redefining it forever.



OWN YOUR FUTURE

Here, you'll never have to wonder about being relocated to a different residence as your needs fluctuate. Your home is yours, remaining constant as services come to you. So you receive peace of mind that where you are now is where you'll stay.

RECEIVE TAILORED SUPPORT

Our wellness providers adapt to you, with optional à-la-carte services ranging from minimal support to live-in caregivers. Pay only for the services you require, and change your level of service at any time.

LIVE WITH NO LIMITS

At Chain Bridge Estates, there are no commitments to timeliness or categories of care—and no one on a waiting list to take your place. The vetted care providers exist to serve you directly.

NAVIGATE CHANGES EASILY

The care providers will help develop the care plan that's best for you, and will assist with changes, scheduling and considering new options. Your family can rest assured that you're fully in control of your own care that is designed to last a lifetime.



The care you need is always available.



PERSONAL CARE AND COMPANIONSHIP

Optional à-la-carte, on-site caregivers provide day-to-day care and companionship in shifts of 2 to 24 hours a day, with on-call support available 24 hours a day. If you're facing challenges such as mobility issues or require support with daily personal activities, personal caregivers are ideal.



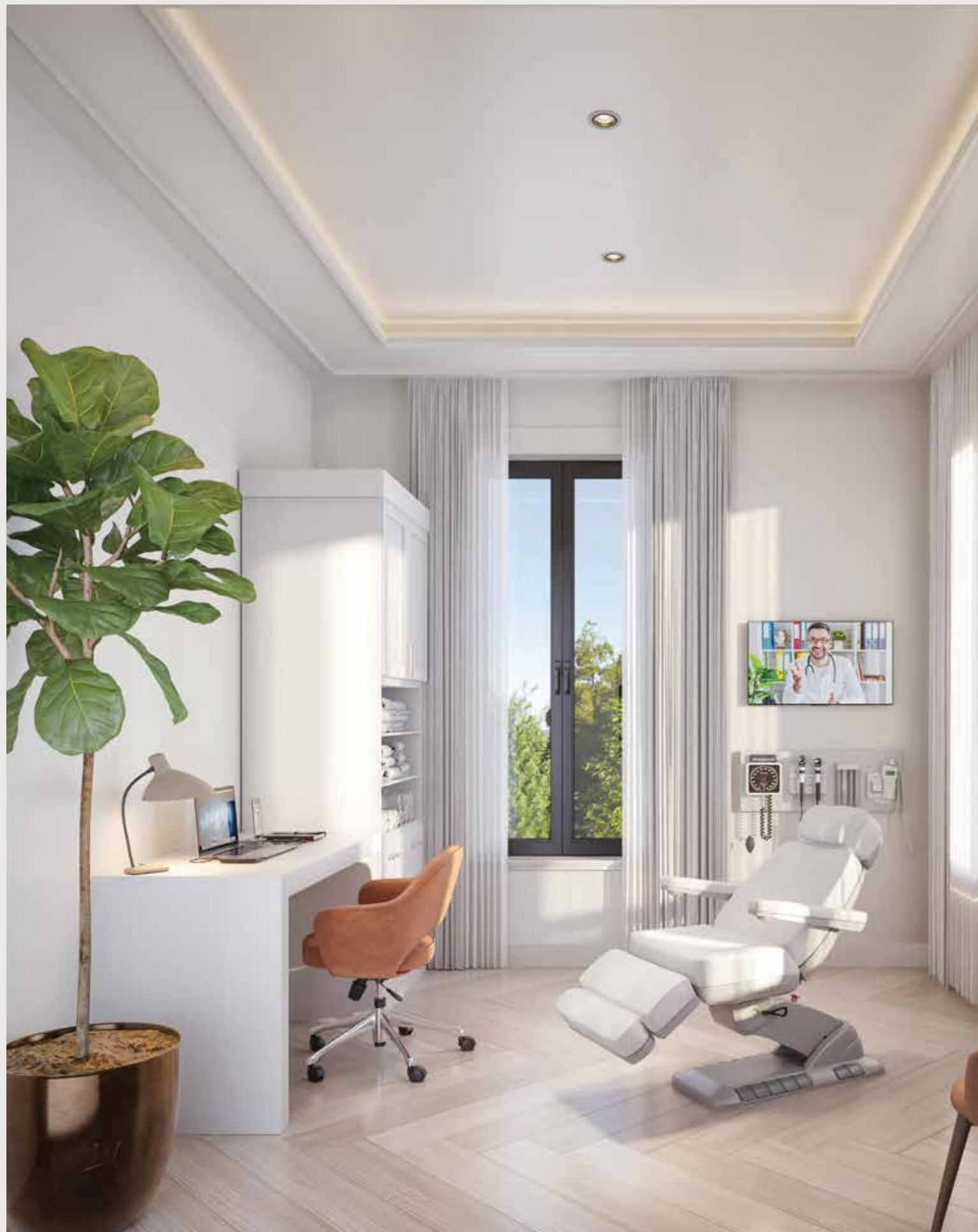
ADULT AND PRIVATE DUTY NURSING

For those with spinal cord injuries, traumatic brain injuries, ALS, MS and other chronic illnesses, the vetted healthcare providers provide optional à-la-carte care and rehabilitation services. Optional à-la-carte care is provided hourly by nurses from 2 to 24 hours a day, with on-call support available 24 hours a day.



ADULT CARE AND MEDICARE-CERTIFIED VISITS

The healthcare providers can also facilitate additional à-la-carte medical services in your home or at your on-site wellness office. These specialized visits can help prevent the need for inpatient care.



On-site wellness office

True wellness encompasses harmony between mind, body, and spirit—a journey of self-care and self-discovery that nurtures vitality and fulfillment.



Discover the optional services and care providers that will help maintain your day-to-day health.

À-LA-CARTE (OPTIONAL)

- Bayada Home Health Care Service – The premier home health care service company providing on-site personal care and companionship, private duty nursing, and home health care
- Tailored transitional care to help you return to home life after an inpatient stay
- Health education seminars for residents (when scheduled)

INCLUDED

- Wellness Office – Host your own physician at your on-site office, exclusively for residents
- HydroWorx indoor heated aquatic therapy pool - Including patented underwater treadmill technology to treat a wide variety of health conditions, assist in post-surgery recovery, improve mobility for those with osteoarthritis (OA) and provide rigorous exercise
- State-of-the-art fitness center and sauna



Thoughtful Certified Concierge Services



On-site staff ready to assist

The team at Chain Bridge Estates has endured the industry's most demanding concierge training, with a commitment to service that goes beyond what's expected. Whether you need to arrange a delivery, find a service provider or receive assistance with your home or pet, your on-site certified concierge will turn your wishes into reality.



A concierge experience that leaves nothing to chance.

Chain Bridge Estates sets the standard for care and attention to detail in concierge services. Request specific tasks and we'll complete them with excellence.



À-LA-CARTE SERVICES

- Grocery deliveries, dry cleaning services, and excursions
- Personal certified fitness specialist
- Housekeeping to personal specifications
- Laundry service
- Pet grooming and walking
- Special request repairs and services
- Catering service for your private events
- Professional Move Management – Work with our preferred partners for managing every step of your move, from transferring your cable service to moving your wine collection for a stress-free transition



Uncommon Amenities

Abundant options to heighten
your lifestyle

Imagine a place that nurtures a sense of community while offering untold possibilities. That's what you'll experience at Chain Bridge Estates: beautifully-designed shared spaces, fitness and recreation, walking paths and gardens, and more.



Clubhouse bar and lounge

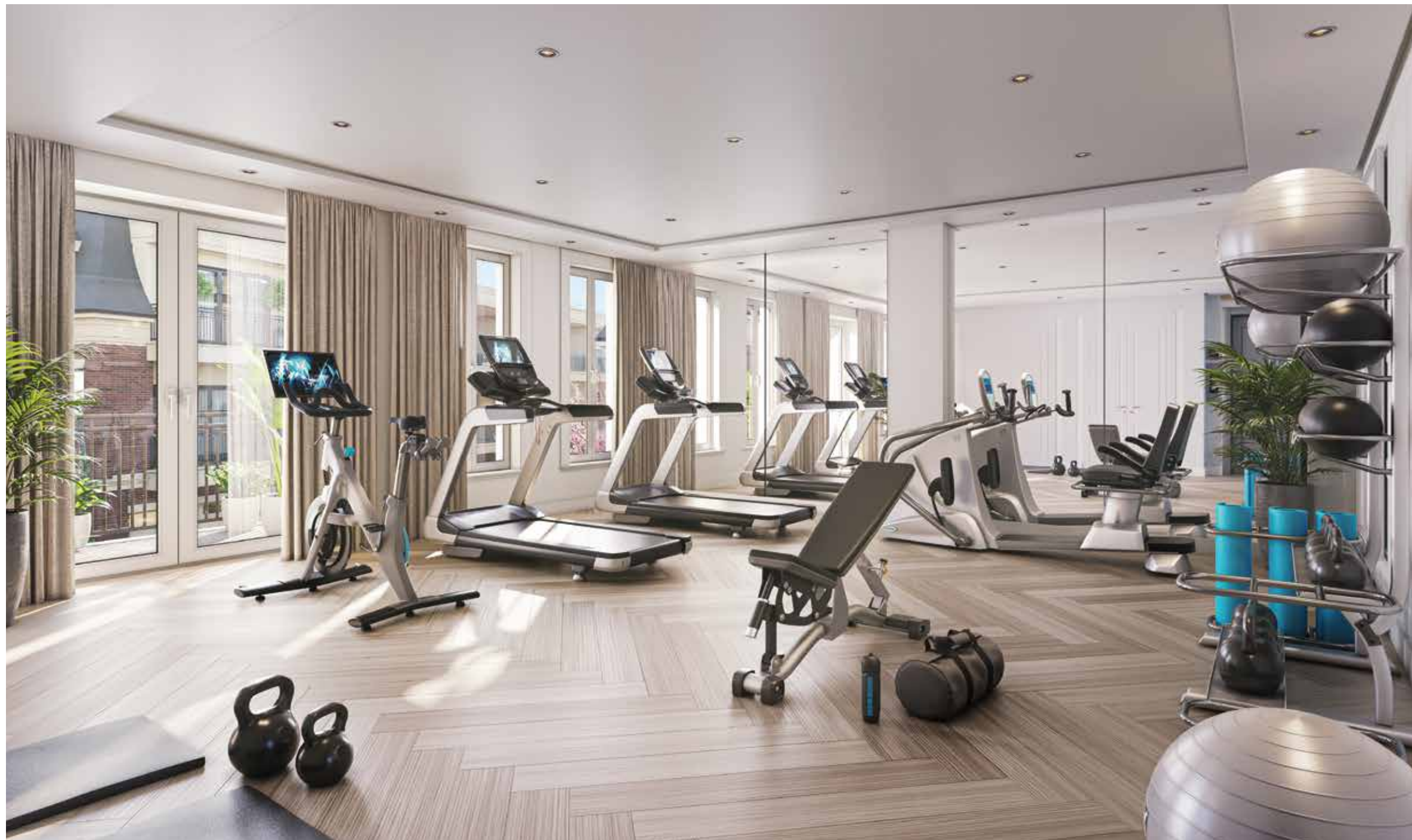
The Clubhouse at Chain Bridge Estates is a luxe gathering place for socializing, unwinding and entertaining friends and family. The space is meticulously furnished by Restoration Hardware.



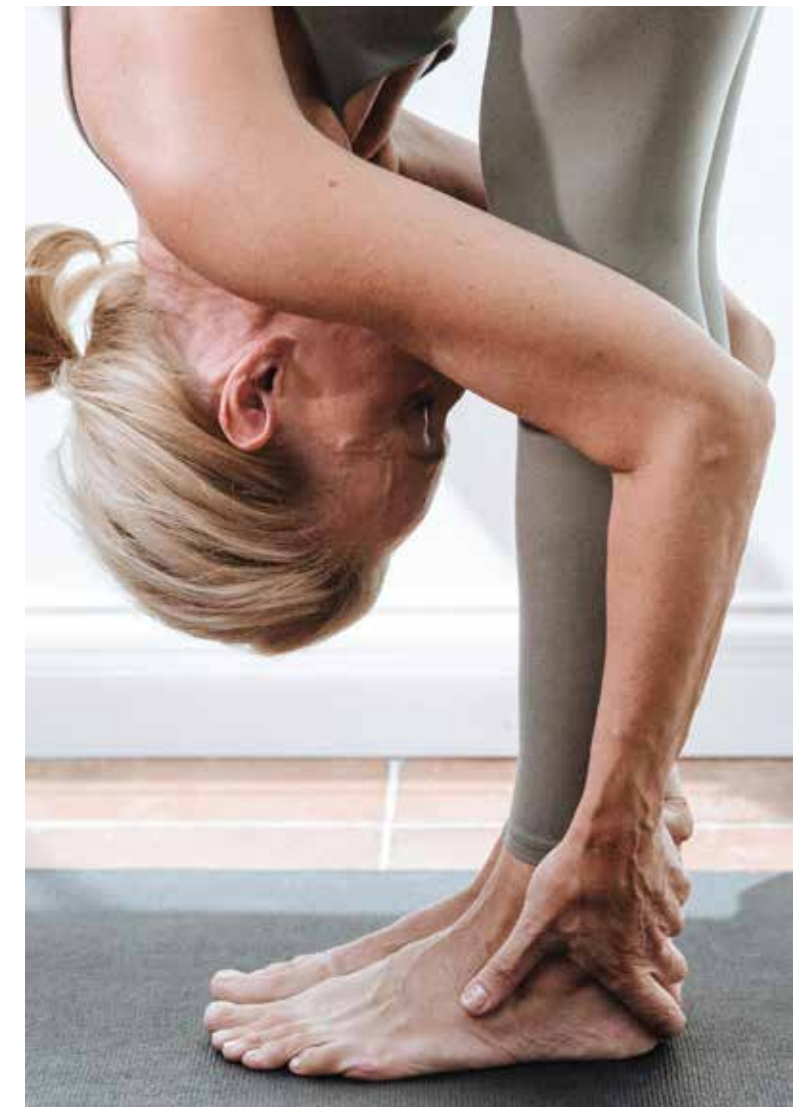


Lounge with like-minded neighbors in stunning outdoor spaces, perfect for hosting intimate gatherings, wine tastings, and special events, or simply relaxing with friends on peaceful evenings.





Train in our premier on-site fitness center, which offers state-of-the-art equipment for cardio, strength, mindful movement, and functional fitness.



Enjoy the outdoors on your walking paths and community garden, where residents can enjoy farm-to-table fresh herbs and vegetables during the growing season.



A community of
luxury and possibility.



No matter which home you select, you're just steps from the clubhouse, patio and both indoor and outdoor amenities that help you make the most of your day.





Welcome home. Residences like no other

Residences that redefine luxury

Simply put: these are the finest homes ever created in the age-qualified market. With 3,206+ square feet of living space, your luxurious residence offers ample room for gracious living, entertaining, hosting visitors and enjoying an indoor-outdoor lifestyle.

Residences at Chain Bridge Estates boast elevated design and exceptional attention to detail, setting the stage for gracious living at any age.



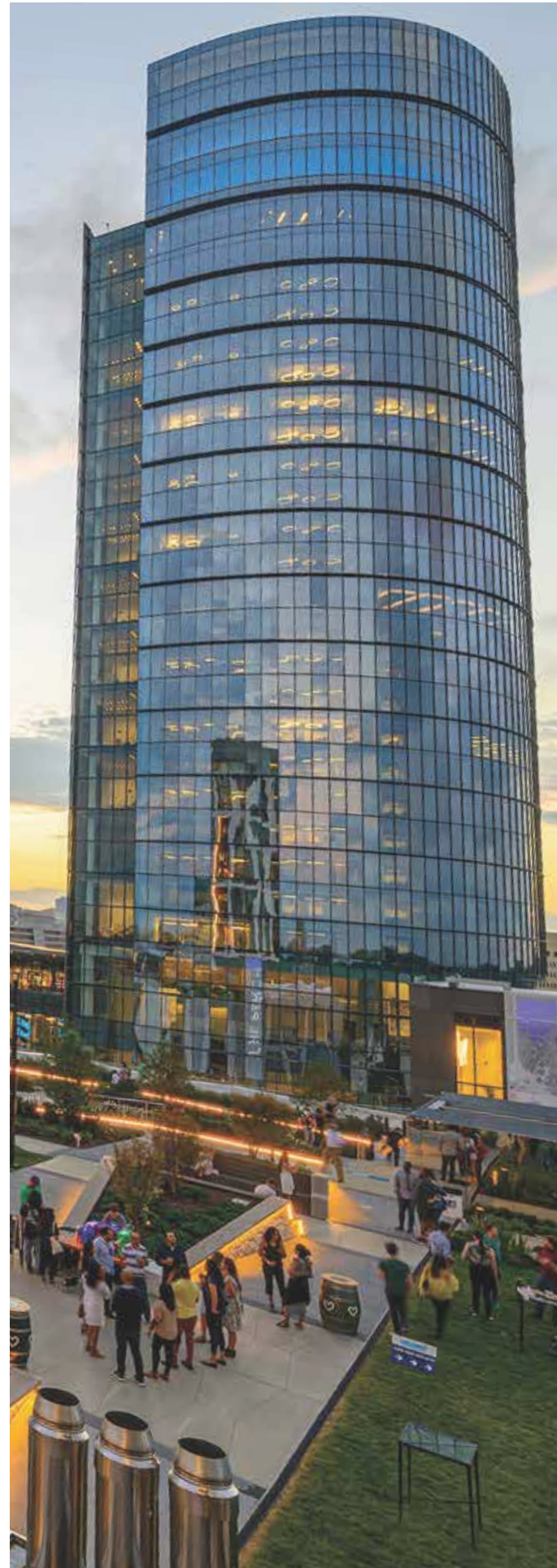


Step into residences where memorable dinners are crafted in expansive kitchens adorned with modern finishes and exquisite design details.



Each well-appointed residence offers four levels of elevator living space, including a spacious primary suite, and multiple private covered lanais.





A Location Like No Other

The finest address for culture,
recreation and luxury

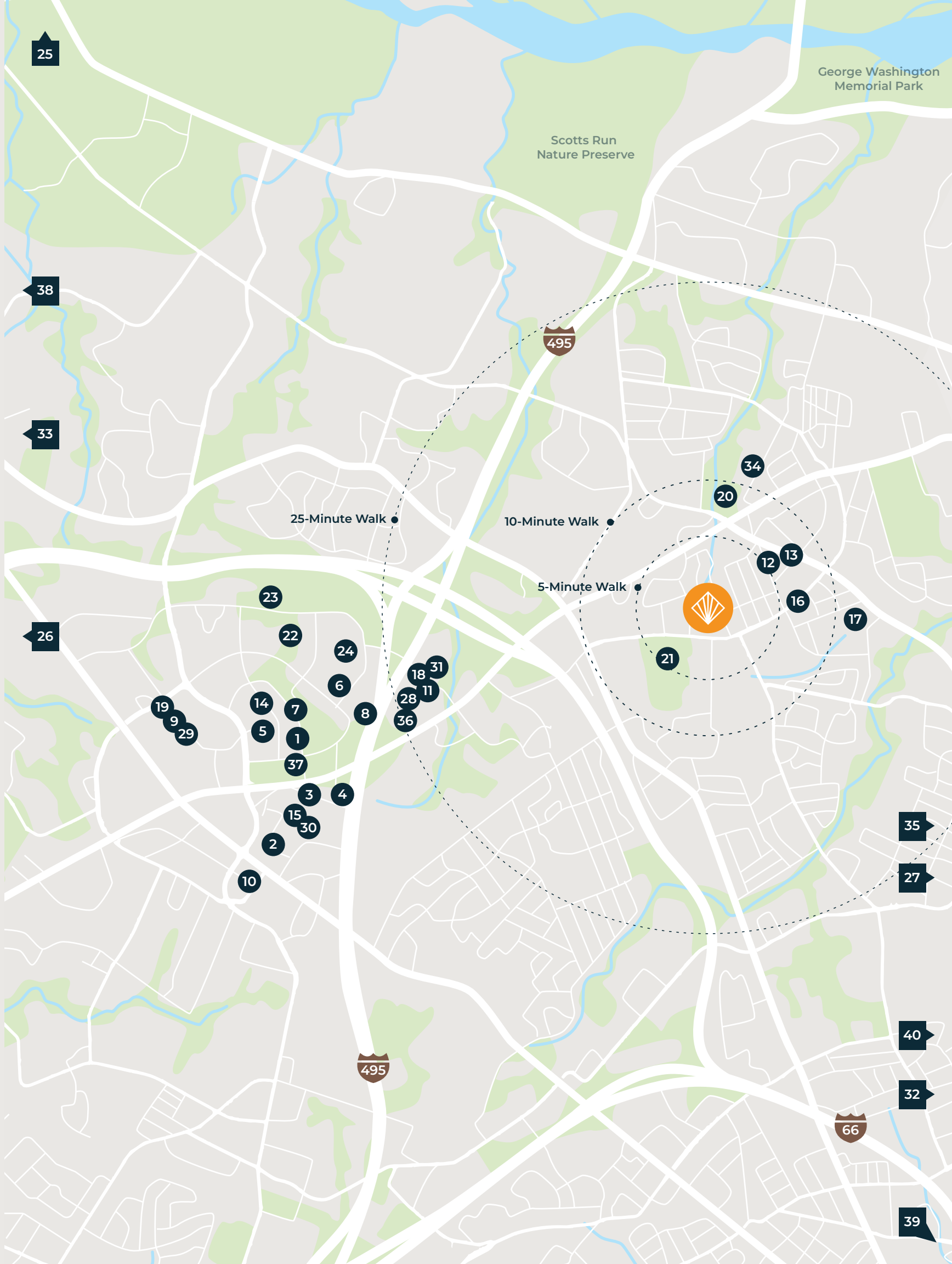
Nested in upscale McLean, Virginia with easy access to the sights of Washington, D.C. and beyond, Chain Bridge Estates is the perfect launching point for daily adventures including nature walks, luxury shopping and dining, live performances and more.

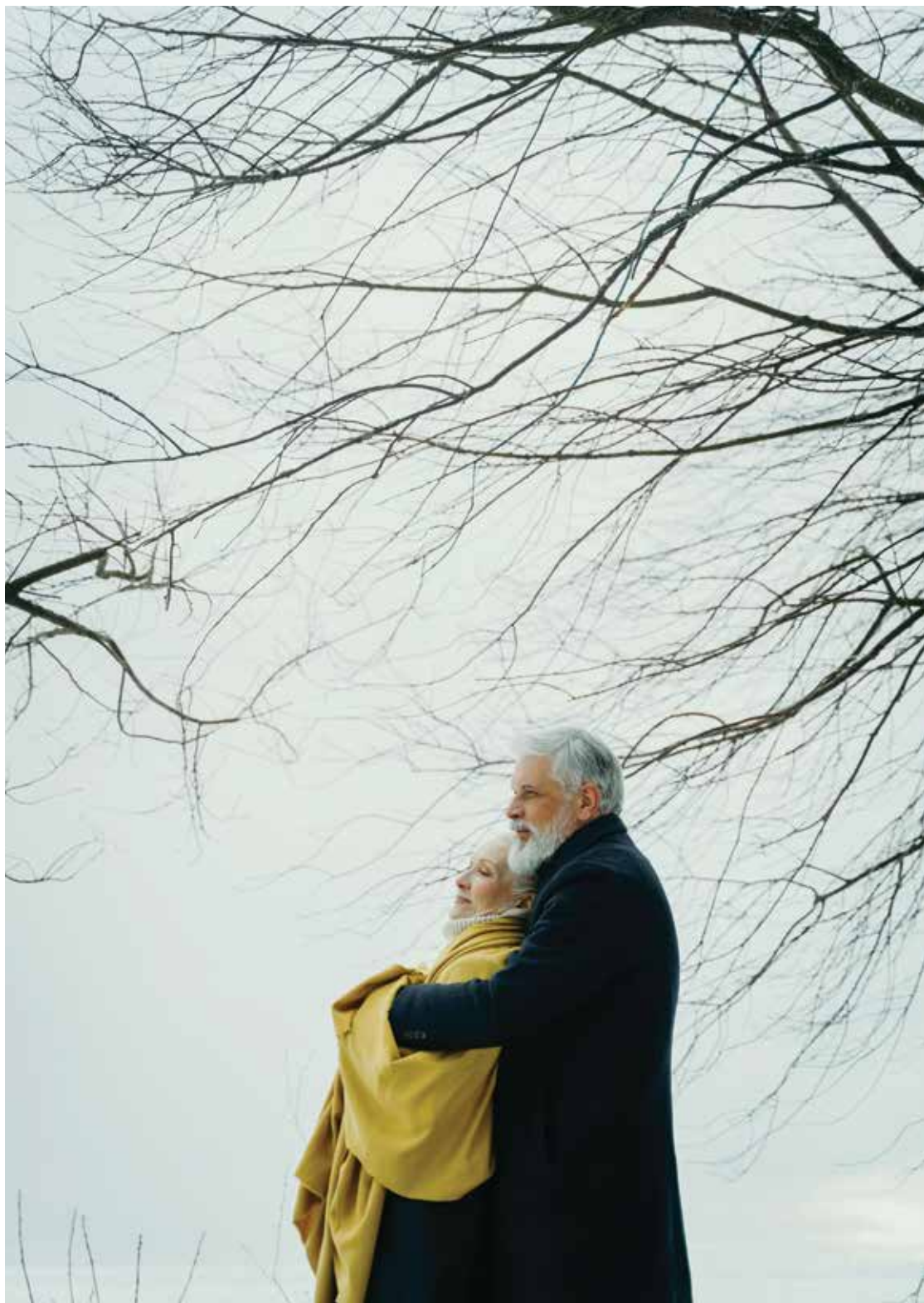
A community in the heart of it all.

From a stroll through nearby parks to dining at award-winning restaurants, you'll find many local attractions within walking distance, with other possibilities—including the Kennedy Center, Capital One Hall and the Georgetown waterfront park—just minutes away.

- DINING**
 - 1 Founding Farmers Tysons
 - 2 Capital Grill Tyson
 - 3 Earl's Kitchen + Bar
 - 4 Eddie V's Prime Seafood
 - 5 Wildfire—Tysons Galleria
 - 6 Agora Tysons
 - 7 The Palm Tysons Corner
 - 8 Han Palace
 - 9 North Italia
 - 10 Nostos Restaurant
 - 11 Wren Tysons
 - 12 Greenberry's Coffee Co.
 - 13 Starbucks
- SHOPPING**
 - 14 Tysons Galleria
 - 15 Tysons Corner Center
 - 16 Giant Food in McLean
 - 17 Balduccis Grocery in McLean
 - 18 Wegmans
 - 19 Whole Foods
- PARKS**
 - 20 McLean Central Park
 - 21 Lewinsville Park
 - 22 Ken Lawrence Park
 - 23 Jones Branch Recreational Fields
 - 24 The Mile Dog Park
 - 25 Great Falls Park
 - 26 Washington & Old Dominion Railroad Regional Park
 - 27 Georgetown Waterfront

- ENTERTAINMENT**
 - 28 Capital One Hall
 - 29 ShowPlace ICON Theatre
 - 30 The Plaza at Tysons Corner
 - 31 The Perch at Capital One Center
 - 32 Kennedy Center
 - 33 Wolf Trap National Park
 - 34 McLean Project for the Arts
 - 35 National Gallery
- TRANSPORTATION**
 - 36 McLean Metro Station
 - 37 Tysons Corner Metro
 - 38 Dulles International Airport
 - 39 Reagan National Airport
 - 40 Amtrak Union Station Wash. DC





Live here. See the world.

With easy access to Dulles International Airport and Ronald Reagan National Airport, your favorite domestic and global destinations are never too far away. Jet off on short flights within the U.S., travel to Europe or take effortless rail trips to New York City. Life at Chain Bridge Estates is designed to enable your travel—your concierge can even have groceries waiting in your refrigerated concierge closet when you return.



BY FLIGHT	
NEW YORK	1:20 H
NORTH CAROLINA	1:25 H
CHICAGO	2:10 H
FLORIDA	2:30 H
NEW ORLEANS	2:35 H



BY TRAIN	
NEW YORK CITY	3:30 H



BY CAR	
ALEXANDRIA TRAIN STATION	15 MIN
WASHINGTON D.C.	25 MIN
DULLES INTERNATIONAL AIRPORT	25 MIN
REAGAN NATIONAL AIRPORT	32 MIN
BALTIMORE WASHINGTON INTERNATIONAL	40 MIN





Created By A Team Of Visionaries

Built by Trusted Leaders.
Guided by Excellence.

Chain Bridge Estates is the result of a collaborative team of industry leaders who share a commitment to exceptional design, enduring quality, and an unparalleled homeowner experience. From visionary development and construction to award-winning sales and marketing, every aspect of the community has been thoughtfully planned and expertly executed by professionals with decades of experience.



For more than 70 years, The Reinsch Companies have been developing, building, owning, and managing exceptional residential communities throughout Northern Virginia, North Carolina, and Florida. Family-owned and operated for three generations, the company has earned a reputation for creating thoughtfully designed single-family and multifamily communities that stand the test of time.

Today, the company is led by CEO Lola Reinsch, whose commitment to innovation, quality craftsmanship, and long-term stewardship continues the family's legacy of excellence. Beyond real estate, The Reinsch Companies are deeply committed to giving back through the Reinsch Pierce Family Foundation, supporting philanthropic initiatives that strengthen the communities they serve.



Capital Area Homes is one of the Washington, DC metropolitan area's leading real estate sales, leasing, marketing, and project development firms. With extensive experience representing luxury new-home communities, multifamily developments, commercial properties, and residential resales, the team delivers strategic market insight and customized sales solutions that consistently produce exceptional results.

Working in partnership with premier developers, homebuilders, architects, and financial institutions, Capital Area Homes combines deep local market knowledge with innovative marketing and personalized service to guide buyers through every step of the home-buying journey.

CHAIN BRIDGE

— E S T A T E S —

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All renderings, illustrations, floor plans, building elevations, site plans, amenity depictions, specifications, dimensions, square footages, features, finishes, pricing, and other marketing materials are artist's concepts and are provided for illustrative purposes only. They are intended to provide a general representation of the residences and community and do not constitute a representation, warranty, or term of any purchase agreement. Dimensions, square footages, layouts, window locations, building configurations, amenities, common elements, materials, features, and specifications are approximate and are subject to change without notice. Certain features and finishes may be available only in select residences. The residences, buildings, and community, as ultimately constructed, may vary from the renderings, illustrations, and floor plans shown. All final plans, specifications, features, dimensions, and community improvements shall be governed exclusively by the applicable Purchase and Sale Agreement and related governing documents. Prospective purchasers are encouraged to review these documents carefully before entering into a purchase agreement.

