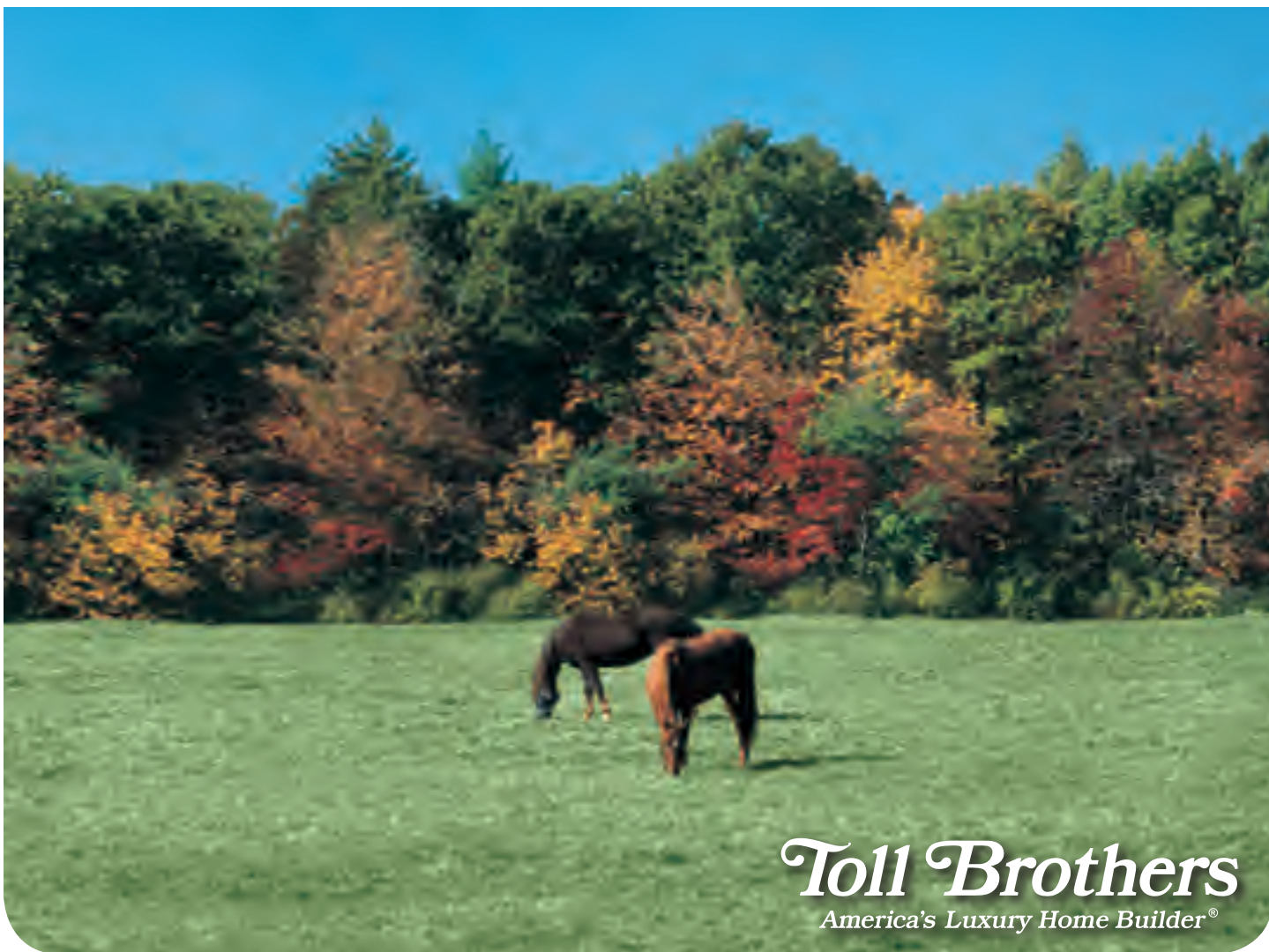




A GUIDE TO THE SERVICES AVAILABLE NEAR YOUR NEW HOME

# Regency at Chancellorsville

## COMMUNITY GUIDE



***Toll Brothers***  
America's Luxury Home Builder®



*Copyright 2011 Toll Brothers, Inc. All rights reserved. These resources are provided for informational purposes only, and represent just a sample of the services available for each community. Toll Brothers in no way endorses or recommends any of the resources presented herein.*

## C O N T E N T S

COMMUNITY PROFILE .....	1
SHOPPING .....	2
MEDICAL FACILITIES .....	3
PUBLIC UTILITIES.....	3
WORSHIP .....	4
TRANSPORTATION.....	5
RECREATION - LOCAL .....	6
RECREATION - REGIONAL .....	8
LIBRARIES .....	9
COLLEGES.....	9
RESTAURANTS .....	10
WINERIES AND BREWERIES .....	10
VETERINARIANS .....	12
EMERGENCY .....	12





# REGENCY *at* Chancellorsville

LEARN ABOUT THE SERVICES YOUR COMMUNITY HAS TO OFFER



*Conveniently located off Rt. 3 just 4-1/2 miles west of Fredericksburg, Virginia, this delightful community offers luxurious living in an attractive rural setting where the pace of life encourages cherished traditions and warm relationships with neighbors. Enjoy a picnic at Lake Anna State Park, visit the surrounding historic Civil War battlefields, or take a leisurely drive through the scenic Virginia countryside—just a few of the nearby attractions. This community's relaxed country setting features onsite walking trails with nature at your door, yet is just minutes from every convenience. This combination of relaxation and convenience makes Regency at Chancellorsville an ideal place to live.*

*Regency at Chancellorsville is located in historic Spotsylvania County, which was founded in 1721, when the colony of Virginia created a vast new county that stretched past the Blue Ridge Mountains and named for Alexander Spotswood, lieutenant governor of Virginia from 1710 to 1720. The City of Fredericksburg was formed in 1728. Spotsylvania's many historic places include the site of a skirmish near the Rappahannock River between American Indians and a group led by Capt. John Smith, the first commercially successful ironworks in North America, and one of the nation's most productive pre-1849 gold mines. The county is probably best-known for the battles fought on its soil during the Civil War. Because of Spotsylvania's strategic location between the Confederate and Union armies, several major battles were fought here, including those at Chancellorsville, the Wilderness, Fredericksburg, and Spotsylvania Courthouse—one of the bloodiest battles of the war. Many of our home sites are adjacent to fields that were part of the first days of the 1863 Battle of Chancellorsville, now part of the Fredericksburg and Spotsylvania National Military Park. Called "Lee's perfect battle," the Battle of Chancellorsville set U.S. Major General Joseph Hooker's Army of the Potomac against an army half its size, Confederate General Robert E. Lee's Army of Northern Virginia. Lee's audacity and Hooker's timid performance in combat combined to result in a significant and embarrassing Union defeat.*

*In Regency at Chancellorsville, your home is a private haven in a lush, wooded setting just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Regency at Chancellorsville.*



## SHOPPING MALLS

### Towne Center

137 Spotsylvania Mall  
Fredericksburg, VA  
(540) 786-6660

*Macy's, Sears, Costco, J.C. Penney, and Belk*

### Central Park

Plank Road (Exit 130)  
Fredericksburg, VA

*Target, Wal-Mart, Best Buy, Kohl's, Lowes, Starbucks, and Wegmans*

### Spotsylvania Crossing Shopping Center

Route 3 West  
Fredericksburg, VA

*K-mart, Subway, and Sun Trust Bank*

### Village Square Shopping Center

Bragg Road  
Fredericksburg, VA

*Dollar General, JoAnn Fabrics, and Navy Federal Credit Union*

***For more information, go to:***

[fredericksburgvirginia.net](http://fredericksburgvirginia.net)  
[simplyfredericksburg.com](http://simplyfredericksburg.com)  
[fredericksburg.com](http://fredericksburg.com)

## NEIGHBORHOOD SHOPPING CENTER

### Harrison Crossing

5701 Plank Road  
Fredericksburg, VA

*Approximately 5 minutes from the community.*

*Giant, Home Depot, Petco, Bridges Brick Oven, Subway, Salsarita's, Walgreen's, Union Bank, Capital One Bank, Bank of America, Wells Fargo, and Next Care Urgent Care*

### Chancellor Center

Plank Road and Salem Church Road  
Fredericksburg, VA

*Approximately 7 minutes from the community.*

*Bloom, CVS Pharmacy, Offenbachers, Wachovia, Wells Fargo, PNC Bank, and Stellar One Bank*

## CONVENIENCE STORES

### 7-Eleven

3401 Plank Road  
Fredericksburg, VA  
(540) 786-7142

## GROCERY STORES

### Bloom

7100 Salem Fields Boulevard  
Spotsylvania, VA

### Bloom

4153 Plank Road  
Fredericksburg, VA

### Giant Food

Harrison Crossing  
5701 Plank Road  
Fredericksburg, VA

### Wegmans

2281 Carl D. Silver Parkway  
Fredericksburg, VA



## MEDICAL FACILITIES

### HOSPITALS

#### **Mary Washington Hospital**

1001 Sam Perry Boulevard  
Fredericksburg, VA  
(540) 741-1100  
Miles: 8.63  
Minutes: 15  
[medicorp.org/mwh](http://medicorp.org/mwh)

#### **Children's Hospital**

2924 Brook Road  
Richmond, VA  
(804) 228-5818  
Miles: 58.91  
Minutes: 67 minutes

#### **Stafford Hospital**

101 Hospital Center Boulevard  
Stafford, VA  
(540) 741-1000  
Minutes: 23

#### **Spotsylvania Regional Medical Center**

4604 Spotsylvania Parkway  
Fredericksburg, VA  
(540) 498-4000  
Minutes: 18



### MEDICAL CENTERS

#### **Prime Care**

2511 Salem Church Road  
Fredericksburg, VA  
(540) 786-1200

#### **Snowden of Fredericksburg**

1200 Sam Perry Boulevard  
Fredericksburg, VA  
(800) 362-5005  
Miles: 8.84  
Minutes: 19  
*Mental Health and Chemical Dependency*

#### **Spotsylvania Emergency & Outpatient Center**

Lee's Hill  
10401 Spotsylvania Avenue  
Suite 103  
Fredericksburg, VA  
(540) 741-0555  
Minutes: 25

#### **Next Care Urgent Care**

5825 Plank Road, Suite 105  
Fredericksburg, VA  
(540) 785-3448  
Minutes: 5

## PUBLIC UTILITIES



### TELEVISION

#### **Dish Network**

(800) 333-3474

#### **Direct TV**

(866) 846-6388

#### **Comcast**

(540) 735-9212

### ELECTRIC

#### **Dominion Virginia Power**

PO Box 26666  
Richmond, VA  
(888) 667-3000

### TELEPHONE

#### **Verizon of Virginia**

43 Bells Hill Road  
Fredericksburg, VA  
(540) 720-9500

### WATER

#### **Spotsylvania Water Authority**

(540) 658-8616

### LOCAL RADIO

WFLS 93.3 FM  
WBQB 101.5 FM

**Spotsylvania Church of Christ**  
10609 Piedmont Road  
Spotsylvania, VA  
(540) 786-6949

**St. Matthew Catholic Church**  
8200 Robert E. Lee Drive  
Spotsylvania, VA  
(540) 582-5575

**Zion United Methodist Church**  
8700 Courthouse Road  
Spotsylvania, VA  
(540) 582-6532

**Church of Jesus Christ - LDS**  
1710 Bragg Road  
Fredericksburg, VA  
(540) 786-4547

**Beth Shalom Temple**  
805 Lyons Boulevard  
Fredericksburg, VA  
(540) 373-4834

**Chancellor Baptist Church**  
11324 Gordon Road  
Fredericksburg, VA  
(540) 786-6927

**Church of the Messiah**  
12201 Spotswood Furnace Road  
Fredericksburg, VA  
(540) 786-3100

**St. Patrick's Parish**  
9149 Elys Ford Road  
Fredericksburg, VA  
(540) 785-5299

**St. George's Episcopal Church**  
905 Princess Anne Street  
Fredericksburg, VA  
(540) 373-4133







## DIVISION OF MOTOR VEHICLES

5700 Southpoint Boulevard  
Fredericksburg, VA 22408  
Or  
874 Garrisonville Road  
Stafford, VA 22554  
(866) DMV-LINE  
(866) 368-5463  
(800) 435-5137  
Monday–Friday 8–5  
Saturday 8–12

## AIRPORTS

### COUNTY

#### Shannon Airport

(540) 373-4431  
Miles: 10.38  
Minutes: 21

### INTERNATIONAL

#### Baltimore–Washington International Airport (BWI)

(301) 261-1000  
Miles: 95.61  
Minutes: 1 hour & 44 minutes

#### Richmond International Airport

Richmond, VA  
(804) 226-3000  
Minutes: 1 hour & 10 minutes

#### Ronald Reagan Washington National Airport (DCA)

Arlington, VA  
(703) 417-8000  
Miles: 55.78  
Minutes: 1 hour & 5 minutes

#### Washington Dulles International Airport (IAD)

Dulles, VA  
(703) 572-2700  
Miles: 71.57  
Minutes: 1 hour & 20 minutes  
mwaa.com

## BUSES

#### Greyhound Bus

1400 Jefferson Davis Highway  
Fredericksburg, VA  
(540) 373-2103

*Greyhound 24-hour service through  
the day to points north and south.  
Their web site offers on-line  
reservations.*

[www.greyhound.com](http://www.greyhound.com)

#### James River Bus Lines

915 North Allen Avenue  
Richmond, VA  
(804) 342-7300  
[jrbl.com](http://jrbl.com)

*James River Bus line runs from the  
Fredericksburg, VA area to the DC  
area daily.*

## MAJOR HIGHWAYS

I-95  
Route 3

## RAILROADS

Virginia Railway Express  
200 Lafayette Boulevard  
Fredericksburg, VA  
(540) 373-8148  
Minutes: 19  
Miles: 9.01  
[vre.com](http://vre.com)  
Commute time to  
Washington, DC: 45 minutes  
Commuter Book: YES  
Frequency of Departures:  
30-minute intervals

## TRANSIT AUTHORITY

### FRED

#### (Fredericksburg Regional Transit)

1400 Jefferson Davis Highway  
Fredericksburg, VA  
(540) 372-1222

Recreational facilities within 30 minutes of your new home.

## EQUESTRIAN FACILITIES

### Quad J Farm

6127 Harrison Road  
Fredericksburg, VA  
(540) 786-3654

## GOLF COURSE

### PUBLIC

#### Cannon Ridge Golf Club

475 Greenbank Road  
Fredericksburg, VA  
(540) 735-8029  
cannonridge.com

#### Lee's Hill Golfers Club

10200 Old Dominion Parkway  
Fredericksburg, VA  
(540) 891-0111  
leeshillgc.com

#### The Gauntlet at Curtis Park

18 Fairway Drive  
Fredericksburg, VA  
(540) 752-0963  
golfgauntlet.com  
*18-hole, par-72, championship design by P. B. Dye*

### PRIVATE

#### Fawn Lake Country Club

11300 Longstreet Drive  
Spotsylvania, VA  
(540) 972-6200  
fawnlakevirginia.com  
*18 holes, par-72*

#### Fredericksburg Country Club

11031 Tidewater Trail  
Fredericksburg, VA  
(540) 373-4171  
*18 holes, par-72*



## PARKS

### COUNTY

#### Arritt Park

9718 Wallers Road  
Spotsylvania, VA

*Picnic shelters, hiking trails, playground, and baseball and soccer fields all on 26.5 acres.*

#### Chewning Park

13013 Post Oak Road  
Spotsylvania, VA

*Baseball and soccer fields and playground with picnic shelter.*

#### Cosner Park

1 Hugh Cosner Drive  
Fredericksburg, VA

*Basketball courts, tennis courts, two baseball fields, playground, and picnic area.*

#### Harrison Road

#### Convenience Center Park

5917 Harrison Road  
Fredericksburg, VA

*Soccer, football, bike and walking trails. The walking trail is actually the Virginia Central Trail which is a paved 0.8 mile walking and biking trail running from Harrison Road to Salem Church Road following an old railroad line.*

#### Lee Hill Park

9910 Lee Hill Park Road  
Fredericksburg, VA

*Softball fields and basketball courts.*

#### Loriella Park

10910 Leavells Road  
Fredericksburg, VA

*Swimming pool, four tennis courts, soccer and baseball fields, picnic area, and hiking trail. Disc Golf Course. Pool fees apply.*

#### Marshall Park

8525 Courthouse Road  
Spotsylvania, VA

*Football, soccer and softball fields, and basketball courts.*

#### Mary Lee Carter Park

9901 Benchmark Road  
Spotsylvania, VA

*Soccer fields and hiking trails.*

Recreational facilities within 30 minutes of your new home.



## PARKS

### STATE

#### Lake Anna State Park

6800 Lawyers Road  
Spotsylvania, VA  
(540) 854-5503

*This park's total land area is 2,058 acres with 8-1/2 miles of shoreline. Fishing (Virginia license required), swimming, beach, picnic area with two shelters, launch ramp, visitor's center, and nature walks. Fees apply. Season passes available. The park lies adjacent to Route 601, off Route 208, 25 miles Southwest of Fredericksburg and 55 miles Northwest of Richmond.*

#### Leesylvania State Park

2001 Daniel K. Ludwig Drive  
Woodbridge, VA  
(703) 670-0372

*Leesylvania State Park is located in the southeast area of Prince William County, approximately 25 miles from Washington, DC and Fredericksburg, VA. From Interstate 95, take Rippon Landing (Exit 156), go east on Route 784 to US Route 1. Take Neabsco Road east for 2 miles.*

#### Prince William Forest Park

18100 Park Headquarters  
Triangle, VA  
(703) 221-7181

*15,000 acre forest with 37 miles of hiking trails and 21 miles of biking trails.*

#### Caledon Natural Area

11617 Caledon Road  
King George, VA  
(703) 663-3861

*Caledon is located in King George County between Fairview Beach and Owens, 20 miles East of Fredericksburg on Route 218.*

### NATIONAL

#### Shenandoah National Park

P.O. Box 727  
Luray, Virginia  
(800) 778-2851  
[shenandoah.nationalpark.com](http://shenandoah.nationalpark.com)



Recreational facilities within 2 hours of your new home.

## AMUSEMENT PARKS

### Busch Gardens

Williamsburg, VA  
(757) 253-3350  
buschgardens.com

*Busch Gardens is a 2-hour drive from Fredericksburg and they offer fun for the entire family. With dozens of thrilling rides and attractions, ten main stage shows, a wide variety of authentic foods and shops, and a magical children's area, Busch Gardens Williamsburg is the ticket to a world-class adventure.*



### Paramount's Kings Dominion

Doswell, VA  
(804) 876-5561  
kingsdominion.com

*Located about 40 minutes south of Fredericksburg. Doswell, Va., I-95 exit 98. Home to 12 roller coasters and Scooby-Doo! and the Haunted Mansion — Kings Dominion's very first interactive family ride!*

### Six Flags America

Largo, MD  
(301) 249-1500  
sixflags.com

*Six Flags America features more than 100 thrilling rides, shows and attractions all within a few hours drive north of Fredericksburg.*

### Water Country USA

Williamsburg, VA  
(800) 343-SWIM  
watercountryusa.com

*Water Country USA is the sister park to Busch Gardens and they offer water fun for everyone. Wave pools, sprinklers and much more!*

## BOATING

### Clore Bros. Outfitters

5927 River Road  
Fredericksburg, VA  
(540) 786-7749

*Canoeing, tubing, and fishing on the beautiful and historic Rappahannock and Rapidan Rivers at Fredericksburg, VA.*

### Tangier & Chesapeake Cruises, Inc.

468 Buzzard Point Road  
Reedville, VA  
(804) 453-BOAT

*The "City of Fredericksburg" departs the City Dock on Sophia Street in Fredericksburg, for romantic, nostalgic cruising you must be aboard!*

## SKI AREAS

### Bryce Ski Resort

1982 Fairway Drive  
Basye, VA  
(800) 821-1444  
bryceresort.com

*Bryce is about a 2 hour drive from Fredericksburg, VA.*

### Massanutten Ski Resort

1822 Resort Drive  
Massanutten, VA  
(540) 289-9441  
massresort.com  
*Massanutten, near Harrisonburg, VA, is about a 2 hour drive from Fredericksburg.*

### The Homestead Ski Resort

P.O. Box 2000  
Hot Springs, VA  
(800) 838-1766  
*The Homestead (in Hot Springs, VA) is about a 3 hour drive from Fredericksburg, VA.*

### Wintergreen Ski Resort

Route 664  
Wintergreen, VA  
(800) 266-2444  
wintergreen.com

*Wintergreen is less than a 2 hour drive from Fredericksburg, VA.*

## LIBRARIES

### PUBLIC

#### Salem Church Branch

2607 Salem Church Road  
Fredericksburg, VA  
(540) 785-9267  
librarypoint.org  
Mon–Thurs 9–9  
Fri–Sat 9–5:30  
Sun 1–5:30

#### Snow Branch

8740 Courthouse Road  
Spotsylvania, VA  
(540) 582-6900

*Mon, Wed, Fri, and Sat 9–5:30*  
*Tues and Thurs 9–9*

#### Central Rappahannock Regional Library

1201 Caroline Street  
Fredericksburg, VA  
(540) 372-1144  
*Mon–Wed 9–9*  
*Tues–Sat 9–5:30*  
*Closed Sunday*



## COLLEGES



### COMMUNITY

#### Germanna Community College

10000 Germanna Point Drive  
Fredericksburg, VA  
(540) 891-3000  
TTY (540) 710-2059  
gcc.vccs.edu

### STATE

#### Mary Washington University

1301 College Avenue  
Fredericksburg, VA  
(540) 654.1000  
umw.edu

#### University of Virginia

PO Box 400160  
Charlottesville, VA  
(434) 982-3200  
virginia.edu

#### Virginia Commonwealth University

910 West Franklin Street  
Box 842512  
Richmond, VA 23284  
(804) 828-1200  
vcu.edu

## FINE DINING

### Brocks Riverside Grill

503 Sophia Street  
Fredericksburg, VA  
(540) 370-1820

### La Petite Auberge

311 William Street  
Fredericksburg, VA  
(540) 371-2727

### Old Towne Steak and Seafood

1612 Caroline Street  
Fredericksburg, VA  
(540) 371-8020

### Ristorante Renato

422 William Street  
Fredericksburg, VA  
(540) 371-8228

### Riverside Center Dinner Theater

95 Riverside Parkway  
Fredericksburg, VA  
(540) 370-4300

### The Bavarian Chef

200 Lafayette Boulevard  
Fredericksburg, VA  
(540) 656-2101

### TruLuv's American Bistro

1101 Sophia Street  
Fredericksburg, VA  
(540) 373-6500

## FAMILY

### Aisa Bistro

3140 Cowan Boulevard  
Fredericksburg, VA  
(540) 785-9998

### Bailey's Pub and Grille

1861 Carl D. Silver Parkway  
Fredericksburg, VA  
(540) 548-4105



### Bankok Café

825 Caroline Street  
Fredericksburg, VA  
(540) 373-0745

### Bonefish Grill

1779 Carl D. Silver Parkway  
Fredericksburg, VA  
(540) 548-1984

### Bravo Italiano

1 Town Center Boulevard  
Fredericksburg, VA  
(540) 786-1099

### Caroline Street Café

205 William Street  
Fredericksburg, VA  
(540) 654-9180

### Carrabbas Italian Grill

1951 Carl D. Silver Parkway  
Fredericksburg, VA  
(540) 548-1122

### Castiglia's

324 William Street  
Fredericksburg, VA  
(540) 373-6650

### Cheeseburger in Paradise

1811 Carl D. Silver Parkway  
Fredericksburg, VA  
(540) 548-3092

### Chili's Grill and Bar

3104 Plank Road  
Fredericksburg, VA  
(540) 548-4270

### IHOP

2831 Plank Road  
Fredericksburg, VA  
(540) 785-4336



## RESTAURANTS

**Joe's Crab Shack**

2805 Plank Road  
Fredericksburg, VA  
(540) 548-3844

**Mim's Cafe**

10001 Jefferson Davis Highway  
Fredericksburg, VA  
(540) 710-1870

**O'Charleys**

1791 Carl D. Silver Parkway  
Fredericksburg, VA  
(540) 786-9370

**Otani Japanese Steak & Seafood**

12131 Amos Lane  
Fredericksburg, VA  
(540) 548-3888

**Outback Steakhouse**

2941 Plank Road  
Fredericksburg, VA  
(540) 786-2343

**Pancho Villa Mexican**

2931 Plank Road  
Fredericksburg, VA  
(540) 548-4550

**Red Lobster**

3109 Mall Drive  
Fredericksburg, VA  
(540) 786-1949

**Ruby Tuesdays**

2951 Plank Road  
Fredericksburg, VA  
(540) 785-4400

**Sakura Japanese Steak & Seafood**

4540 Plank Road  
Fredericksburg, VA  
(540) 786-8100

**Sunset Thai**

1885 Carl D. Silver Parkway  
Fredericksburg, VA  
(540) 786-0044

**The Melting Pot**

1618 Carl D. Silver Parkway  
Fredericksburg, VA  
(540) 785-9690

**The Olive Garden**

2811 Plank Road  
Fredericksburg, VA  
(540) 548-0812

## WINERIES AND BREWERIES

**Hartwood Winery**

345 Hartwood Road  
Fredericksburg, VA 22408  
(540) 752-4893

**Potomac Point Winery**

275 Decatur Road  
Stafford, VA 22554  
(540) 446-2266

**Mattaponi Winery**

7530 Morris Road  
Spotsylvania, VA 22551  
(540) 582-2897

**Lake Anna Winery**

5621 Courthouse Road  
Spotsylvania, VA 22551  
(540) 895-5085

**Blue & Gray Brewing Co.**

3300 Dill Smith Drive  
Fredericksburg, VA 22408  
(540) 371-7791

## VETERINARIANS

### **VCA Chancellor Animal Hospital**

11101 Gordan Road  
Fredericksburg, VA  
(540) 786-2282  
chancellorvet.com

### **Spotsylvania Animal Hospital**

9133 Courthouse Road  
Spotsylvania, VA  
(540) 582-6370  
spotsyanimalhosp.com

### **Fredericksburg Animal Hospital**

1525 Old William Street  
Fredericksburg, VA  
(540) 373-6512

### **Confederate Ridge Animal Hospital**

2301 ½ Jefferson Davis Highway  
Fredericksburg, VA  
(540) 373-6100

## EMERGENCY



### **POLICE**

#### **Spotsylvania Co. Sheriff's Dept.**

9101 Court House Road  
Spotsylvania, VA  
(540) 582-7119 (non-emergency)  
911 (emergency)

### **FIRE**

#### **Spotsylvania Fire Department**

Chancellor Station Company 5  
5992 Plank Road  
Spotsylvania, VA  
(540) 786-8303 (non-emergency)  
911 (emergency)