



Amberly Fact Sheet

Community Plan: A 1,100-acre, master planned community providing a unique blend of commercial and residential opportunities for individuals and families. Amberly will offer natural areas, retail space, shopping areas, many exclusive amenities and 276 acres of common areas.

Location: Amberly is situated on the western edge of Cary, straddling the border of Wake and Chatham Counties. It's located just off Highway 55, which now intersects with I-540. Amberly is less than a mile from Research Triangle Park, minutes from Raleigh-Durham International Airport, Chapel Hill, Durham and Raleigh. Amberly is a short drive from the Triangle's prestigious universities and healthcare facilities and is centrally located between the mountains and the coast.

Land Site & Planned Dwelling Units: Amberly is approximately 1,100 acres, with approximately 5,000 homes.

Planned Residential Homesites & Homes: Traditional single family, Condominiums, Townhomes, Custom built homes.

Planned Commercial Area: 270,000 square feet of retail space, 135,000 square feet of office space.

Amenities at the Residents' Club: The Residents' Club will become the central location for planned activities and programs. The facility includes:

- Clubhouse of approximately 10,000 square feet
- Gymnasium for various sports and activities, approximately 9,000 square feet
- Village Green, Event Lawn
- Discovery Center: a unique, multi-functional children's play park
- Junior Olympic-size swimming pool
- Family Fun Pool with tipping bucket and tower slide
- Fitness Center with UNC Wellness Programs
- Children's Play Room, Teen Room
- Two Flexible Meeting Areas with adjoining Catering Kitchen
- Community Information Center, Central Registration Hall
- Decks and Patios overlooking pools and playgrounds

Additional Amenities:

- Pavilions: shaded structures throughout the Village Square
- Permanent natural areas, significant wooded areas, streams, ponds

- 19-acre Amberly Lake
- 5-7 mile Greenway Trail
- 276 acres of common areas
- Planned Amberly Amphitheatre with Stage for Community Performances

K-12 Education:

- Public, Wake County Public School System including new Panther Creek High School, two new middle schools and four new elementary schools. www.wcpss.net
- Private Opportunities include a K-12 Catholic School to be located just south of Amberly

Postsecondary Education:

- Duke University www.duke.edu, University of North Carolina at Chapel Hill www.unc.edu, NC State University www.ncsu.edu and more public and private universities

Contact: 1-877-4AMBERLY (877-426-2375). Visit www.Amberly.com

Developer: GS Carolina of Charlotte, NC

Owner: Sandler at Amberly, LLC, a venture of L.M. Sandler & Sons, Inc., Virginia Beach, VA

Water, Sewer & Power Services; Roadway Ownership & Maintenance; Fire, Emergency Medical Service & Police Protection; Amenities & Common Areas Management,

HOA Dues: The Peninsula, Village Square Single-Family Magnolia Collection, Blackstone, Lexington Park, Arlington Park \$80, monthly. Village Square Single-Family \$86, monthly. Washington Square Townhomes \$165, monthly. Village Square Townhomes, \$180, monthly.

About Amberly:

Amberly is situated on the western edge of Cary, NC, one and a half miles southwest of the Research Triangle Park, and is located just off Highway 55. The community spans 1,100 acres and includes approximately 5,000 homesites. The Residents' Club at Amberly features programming and staffing provided by UNC Health Care, and the community will also feature UNC Health Care's UNC Wellness Center at Amberly. Amberly is the first North Carolina development to contain an Active Adult neighborhood integrated within a mixed-use community. Amberly is an L.M. Sandler & Sons Inc. development, and is managed by GS Carolina. For more information, call 1-877-4AMBERLY (1-877-426-2375) or visit www.Amberly.com.

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