

WHERE *Luxury*
MEETS *Lifestyle*





Experience luxurious living AS IT WAS MEANT TO BE AT COURTNEY STATION. FROM BEAUTIFUL VIEWS TO EACH AND EVERY DETAIL OF YOUR CUSTOM APARTMENT HOME, NOTHING HAS BEEN OVERLOOKED!

Courtney Station offers a country club lifestyle for those with exquisite tastes and exacting standards. For example, why not enjoy a spirited workout in our state-of-the-art athletic center? Enjoy swimming laps in our luxurious **HEATED** pool. Better yet, relax poolside with a cool drink and your laptop, taking advantage of our Wi-Fi service.

Richly detailed architecture and elegant landscaping create the distinctive atmosphere of this exclusive community. Courtney Station's attention to detail and superior location are unsurpassed. Our commitment to service, quality and luxury lets you enjoy all the prestige of living in our premier community.





Location and Local Vitality

Courtney Station IS IDEALLY LOCATED IN THE CHARMING TOWN OF POOLER, GEORGIA,
THE FAST-GROWING SUBURBAN COMMUNITY JUST 15 MINUTES FROM HISTORIC SAVANNAH.



Courtney Station is set in an ideal location just minutes from the lively city of Savannah, GA. Conveniently located off I-95 and I-16, Courtney Station offers the comfort and charm of small-town living with all the conveniences of a big city. Boasting excellent schools, commercial development and expansive growth, Chatham County is truly at the center of all the action. You will also enjoy the benefits of nearby Savannah, with world-class dining, exciting nightlife, and scores of historic attractions.

POPULATION: 6,239

MEDIAN INCOME: \$47,202

MEDIAN AGE: 34

SCHOOL (STUDENT/TEACHER RATIO): 25 students per teacher

MAJOR AREA EMPLOYERS: Gulfstream Aerospace Jet Aircraft, Georgia-Pacific Corporation, JCB Inc., International Paper Products, Great Dane Trailers, Flatbed Trailers, Savannah College of Art & Design, Georgia Port Authority, Armstrong Atlantic State University



*Transportation,
Shopping
and Schools*

In addition to easy access to local and interstate highway systems, Pooler is served by the International Airport as well as a nearby Amtrak station.

- Savannah Hilton Head International Airport (approx. 3 miles)
- Savannah Amtrak Hub (approx. 12 miles)

Courtney Station residents will attend the following schools:

- Pooler Elementary School
- West Chatham Middle School
- Groves High School
- Savannah Christian Prep



Courtney Station offers premier access to the area's abundant shopping, dining and entertainment venues.

- Savannah Mall — Offers over 100 shops to meet your every desire.
- Oglethorpe Mall — At over one million square feet, this is a shopper's paradise! Take the weekend to browse dozens of stores, or grab a bite to eat at one of the mall's many restaurants.
- Historic Downtown Savannah, City Market — Originally opened in 1755, this charming town center is home to art galleries, restaurants, cafes and unique shopping options. Be sure to stop by on weekends for live music in the courtyard.
- World-famous River Street — Lined with shops and restaurants on one side and bordered by the Savannah River on the other.
- Hilton Head Island — Renowned as the ultimate family-friendly destination, Hilton Head Island was recently named one of the top ten family beaches in the country. Here, outdoor activities and water-side recreation abound.
- Shelter Cove Harbour Shops & Restaurants — Enjoy the harbour sunset while visiting the wide assortment of shops and restaurants. Annual activities and festivals are also part of the area charm.
- Abercorn Walk — Offers an array of exclusive boutiques for a beautiful outdoor shopping experience.

A close-up photograph of a golden retriever dog's face. The dog has its mouth slightly open, showing its pink tongue. On the left, a woman with long dark hair is kissing the dog on the cheek. On the right, a young child with light brown hair is also kissing the dog on the cheek. The background is a soft green with white decorative scrollwork patterns. The overall tone is warm and affectionate.

*Healthcare, Golf
and Attractions*

World-class medical care is just minutes away at three area hospitals.

- St Joseph’s Candler Hospital
- Memorial Health University
- Backus Children’s Hospital

The local golfing options are some of the nation’s finest — all within driving distance from our community.

- Crosswinds Golf Club
- Club at Savannah Harbour Course
- Mary Calder Course
- Bacon Park Golf Course, Magnolia Course

- Savannah Golf Club Course
- The Landings Club
- Southbridge Golf Club
- Wilmington Island Club
- Country Club of Hilton Head
- Crescent Point Golf Club (Hilton Head)



At Courtney Station, you’re within a 15-minute drive to the vibrant city of Savannah and an abundance of famed destinations:

- | | | | | | |
|-----------------------|----------|--|----------|----------------------|----------|
| • Oglethorpe Speedway | 6 miles | • City Market | 15 miles | • River Street | 15 miles |
| • Downtown Savannah | 14 miles | • Telfair Museum of Art | 15 miles | • Tybee Island Beach | 28 miles |
| • Forsythe Park | 15 miles | • Mercer Williams House Museum
“Featured in the book <i>Midnight in the Garden of Good and Evil</i> ” | 15 miles | • Hilton Head | 44 miles |
| | | • The Savannah Walks | 15 miles | | |

Community Privileges

- Billiard Room with large flat screen LCDs
- Tanning studio
- Expansive DVD lending library
- State-of-the-art Athletic Center with free weights
- Towel service
- Resort-style **HEATED** pool with sun deck
- Cyber Café with 4 stations and high-speed internet access
- Wireless access at pool and clubhouse
- Mountain bikes available
- Paw Park
- Pet walk stations
- Tot Lot playground
- Picnic area with gas grills
- Limited-access, gated community
- Large dogs welcome (no weight limit). Breed restrictions apply



Amenities subject to change during development process.

Individual Luxuries

- Gracious floorplan designs
- Full-size washer and dryer included
- Ceramic tile flooring in kitchen, bathroom and foyer
- Expansive 9-foot vaulted ceilings
- Double crown molding
- Relaxing garden tubs
- Art niches*
- Built-in decorator shelves*
- 42" custom upgraded cabinetry
- Intrusion alarms/monitoring available
- Multiple phone lines
- High-speed internet access
- Abundant closet space
- Digital cable available
- Attached and detached private garages available
- 24-hour emergency maintenance/on-site management team

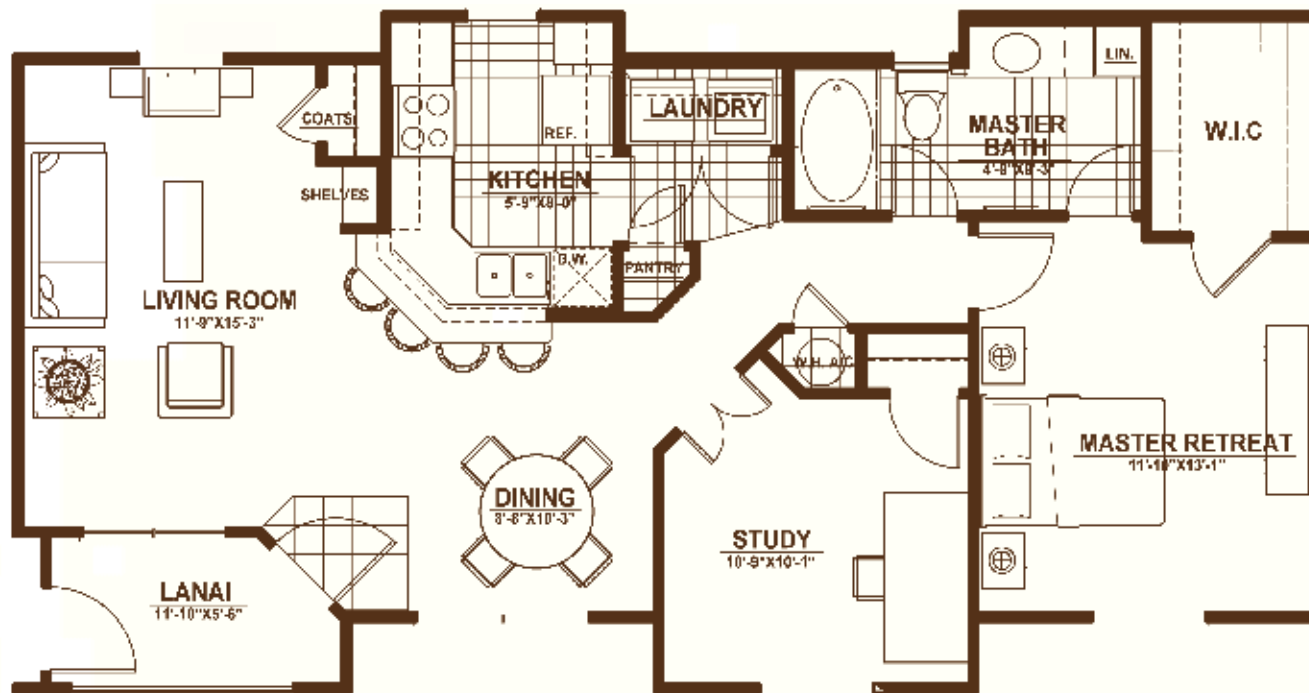
*in select units

The Madison

1,008 SQ. FT.

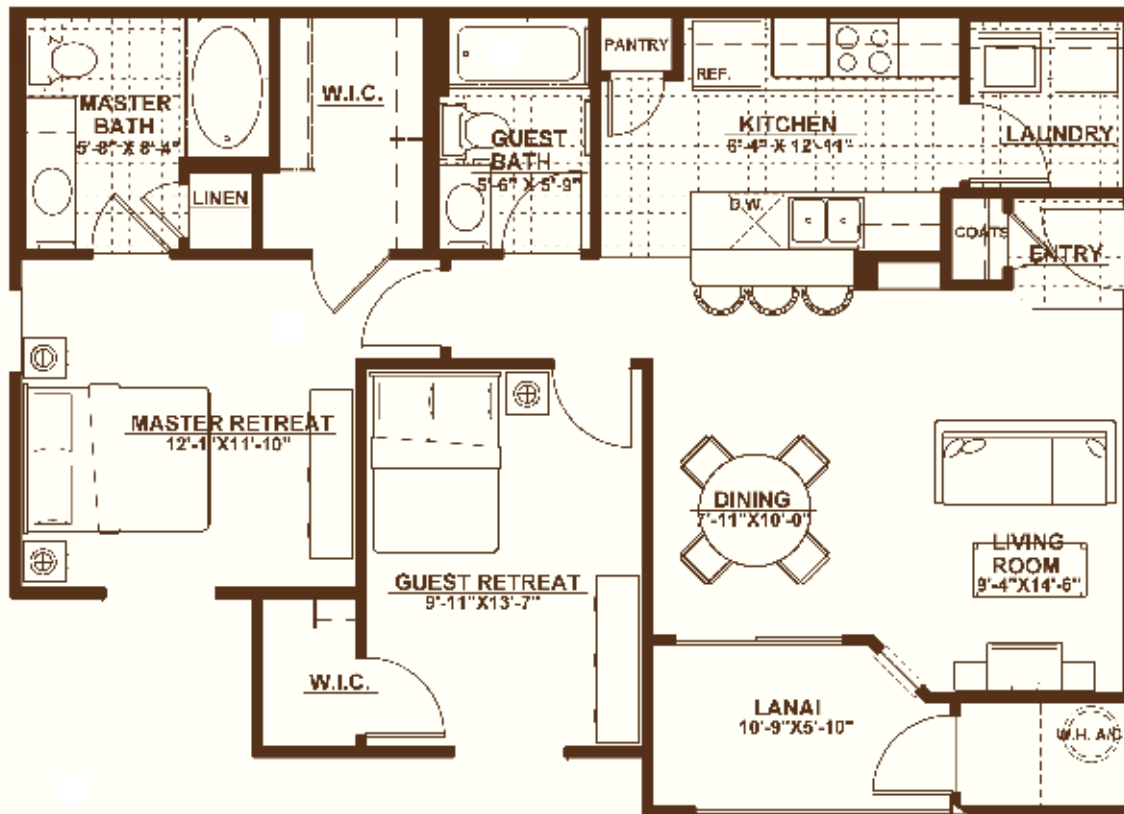
One Bedroom, One Bath

The largest of our one-bedroom homes, with luxury living at its finest! This home graciously sprawls over top four garages and includes a spacious, private home office. What does this exclusive home design mean to you? It means no neighbors adjacent to you! This spectacular floor plan is an entertainer's delight, with a grand room adjoining the living, dining and kitchen area. The large bedroom offers a warm retreat and includes a master bathroom and expansive closet that will fit any wardrobe.



The Chatham

1,068 SQ. FT.



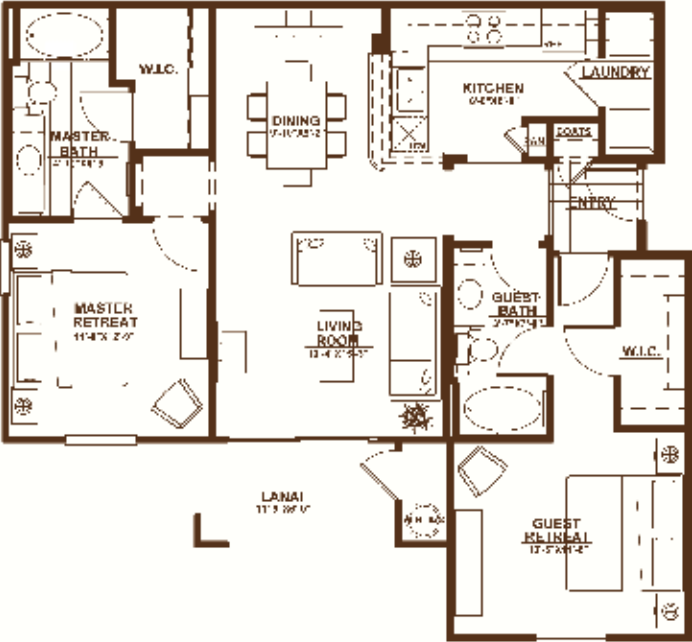
Two Bedroom, Two Bath

Simply created for a life of luxury! As you enter this two-bedroom, two-bath home, enjoy a spacious living room and dining room ready to be lavishly decorated. The expansive master refuge features a relaxing garden tub, a vanity with drawers and a huge walk-in closet that is a shopper's must have. This split floor plan offers a guest bedroom with ample storage, perfect for your family, friends or a home office.

The Crawford

1,197 SQ. FT.

FIRST FLOOR ONLY



UPPER FLOORS ONLY



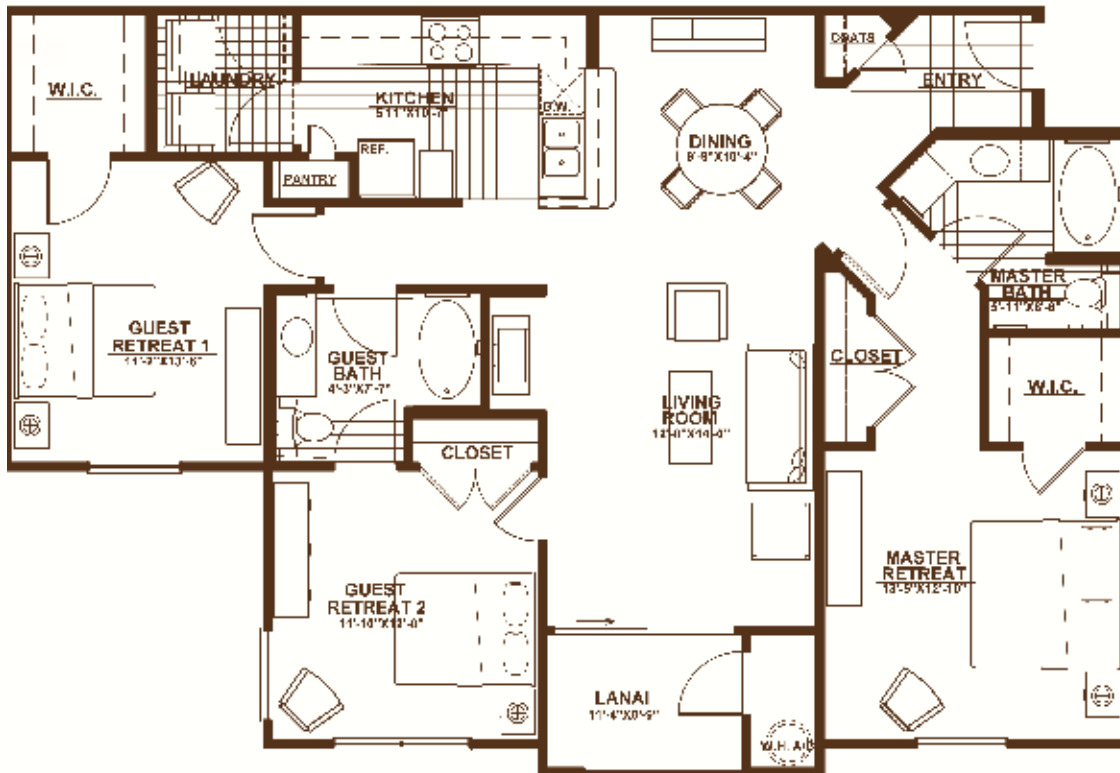
Two Bedroom, Two Bath

An ideal choice for shared living arrangements—with not one, but two spacious master suites! Your large, open kitchen allows you to entertain while guests relax in the grand living space or at your breakfast bar. You can enjoy the view along with cool breezes from your large lanai with extra storage.



The Monterey

1,490 SQ. FT.



Three Bedroom, Two Bath

Designed with space and luxury in mind! This three-bedroom home offers you a spacious dining room and living room accented with crown molding. The kitchen has a breakfast bar and large pantry. The two guest bedrooms are located side by side with a bathroom that divides them. Relax in your master suit that is large enough for a king-size bed with his and her closets!




Courtney Station

APARTMENT HOMES

285 PARK AVENUE

POOLER, GA 31322

toll free 888.837.5840

WWW.COURTNEYSTATION.COM



EQUAL HOUSING
OPPORTUNITY

