

THE MADISON
APARTMENT HOMES

A photograph of a modern living and dining area. The room features a large chandelier with multiple lit candles hanging from a ceiling with recessed lighting. In the foreground, there is a round glass coffee table with a dark wood base and a glass top. To the left, a light-colored sofa with several pillows is visible. In the background, a dining table with chairs is set up. Large windows with light-colored curtains provide a view of the outdoors. The overall atmosphere is warm and inviting.

RELAX.
ENJOY.
LIVE.



INSPIRED LIVING

More than just a home, The Madison is your own private retreat, all conveniently located in Richmond's prestigious Short Pump area! Our gated community offers 1, 2 and 3 bedroom open floor plans, plus resort style amenities. We are conveniently located across the street from Short Pump Town Center and with easy access to I-64, I-295 and 288. Relax in a lifestyle that will include lazy days by the pool, vigorous workouts at the gym, pick-up games of volleyball, enjoying an afternoon with your puppy in the dog park, or a quick walk to nearby shops, restaurants and movies.

Enjoy the lifestyle that is The Madison.

RentTheMadison.com

STYLISH INTERIORS

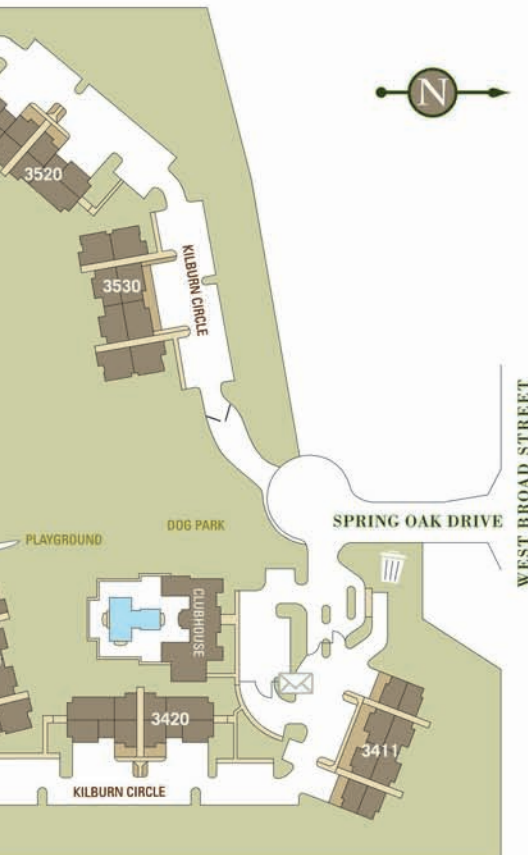
- 1, 2 and 3 bedroom homes
- Spacious, open floor plans
- 2-inch plantation blinds
- Spectacular picture windows
- Ceramic tile entries
- Distinguished crown molding in living and dining rooms*
- Designer chair rail in dining areas*
- Spacious kitchens with solid oak cabinetry
- Breakfast bars
- Built-in computer stations*
- Bright sunrooms*
- Cozy see-through fireplaces*
- Vaulted ceilings*
- Full-size washer/dryer in every home
- Spacious walk-in closets



* In select homes



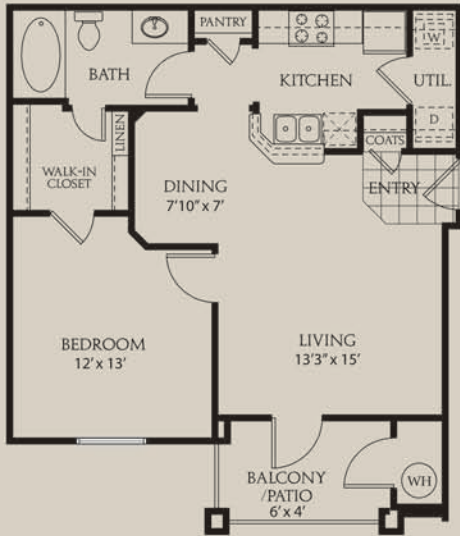
UNSURPASSED AMENITIES



- Gated community with 4 entrances
- Garages with remote access
- WiFi access at clubhouse & main pool
- 2 sparkling swimming pools
- Pool-side spa
- 5000 square foot clubhouse
- Continuous gas grill and picnic areas
- 24/7 fitness club
- 2 tennis courts
- Lighted dog park
- Sand volleyball court
- Children's playground
- Executive business center
- On-line rent payment
- 24-hour emergency maintenance
- Gift wrap station
- Monthly resident events
- Sidewalk access to Short Pump Crossing

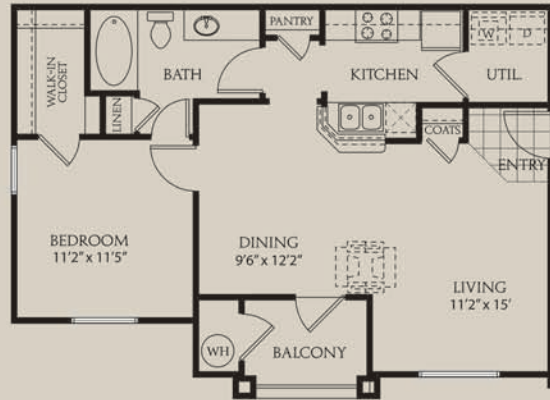


SMART



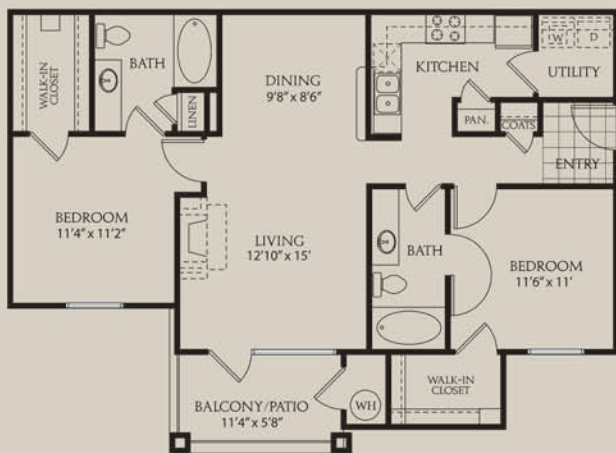
THE SHERWOOD • 697 Sq. Ft.
One Bedroom / One Bath

\$ _____



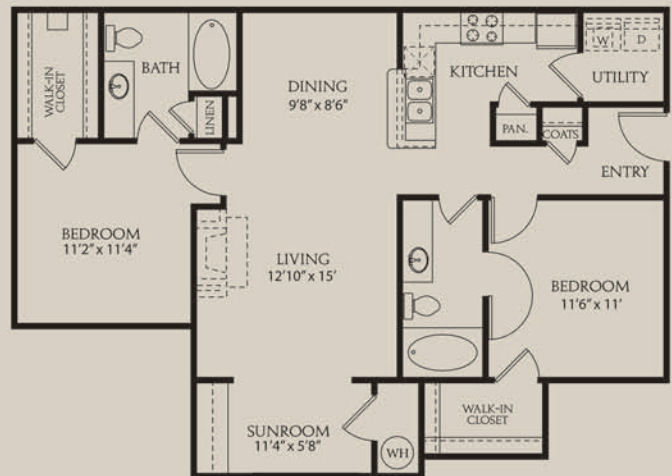
THE PINEY GROVE • 739 Sq. Ft.
One Bedroom / One Bath

\$ _____



THE BERKELEY • 1026 Sq. Ft.
Two Bedrooms / Two Baths

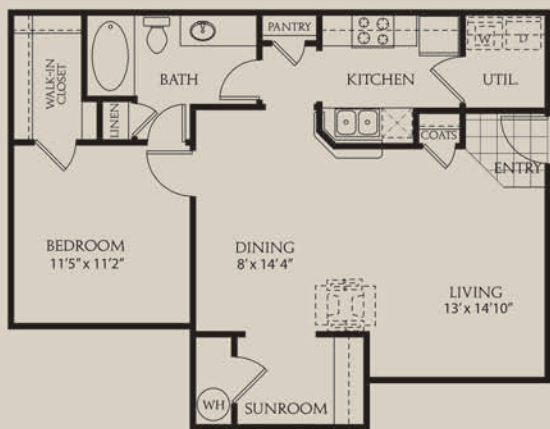
\$ _____



THE BELLE AIR • 1098 Sq. Ft.
Two Bedrooms / Two Baths

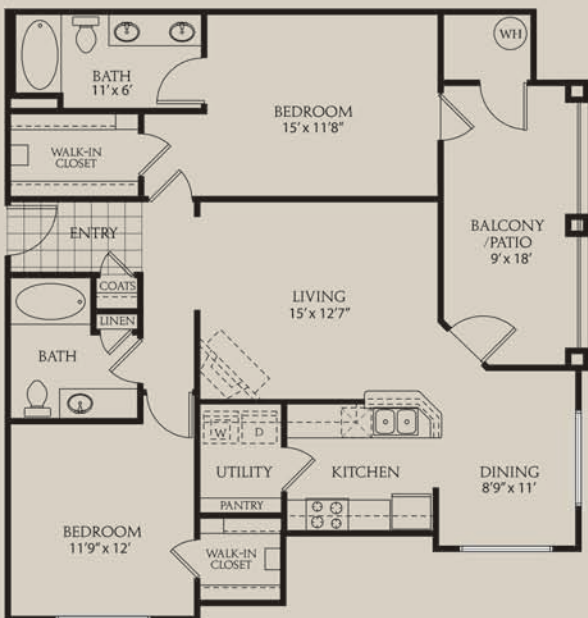
\$ _____

SPACES



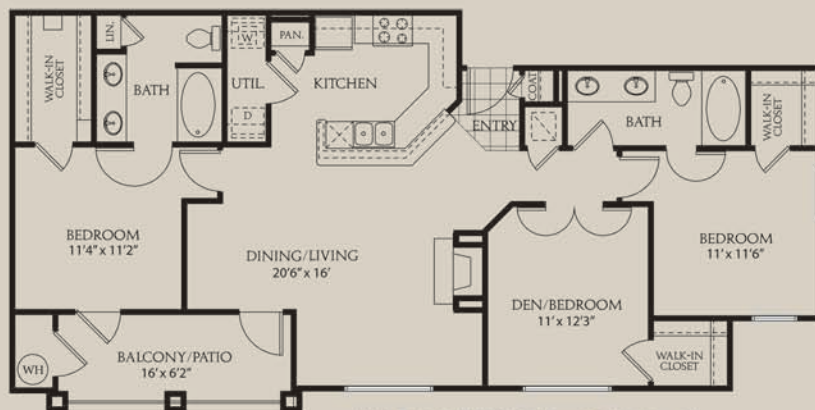
THE WESTOVER • 816 Sq. Ft.
One Bedroom / One Bath

\$ _____



THE EDGEWOOD • 1159 Sq. Ft.
Two Bedrooms / Two Baths

\$ _____



THE EVELYNTON • 1252 Sq. Ft.
Three Bedrooms / Two Baths

\$ _____

Date: _____

Deposit \$ _____

Reservation Fee \$ _____

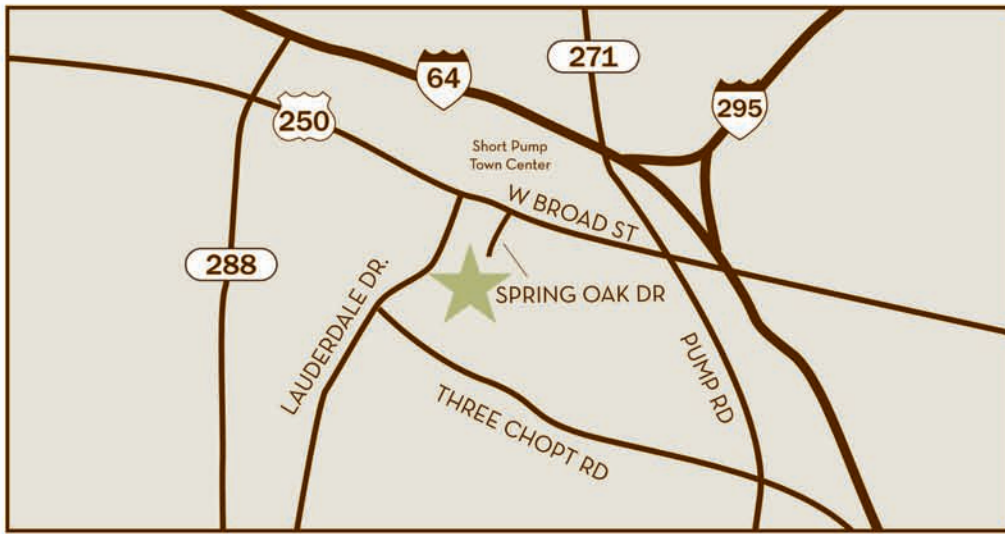
Application Fee \$ _____

Pet Fee \$ _____

Garage Fee \$ _____

Storage Fee \$ _____

EXTRAORDINARY SERVICE EXTRAORDINARY LIVING



- Across the street from shopping, dining & entertainment at Short Pump Town Center
- Walking distance to Short Pump Crossing
- Minutes from West Creek Capital One campus
- Nearby to Kroger grocery store
- Minutes from Innsbrook business center
- Excellent school district
- Easy access to I-64, I-295 and 288

IT'S ONE THING TO OFFER a stylish residence. It's quite another to offer the people who live there a level of service that exceeds their expectations. At Simpson Property Group®, we've built our reputation on service. In fact, for several years in a row we've earned the coveted "A List" Award for Service Excellence - a distinction reserved for only a select few firms by the multifamily real-estate industry.

Of course, our biggest reward isn't a plaque on the wall... it's the trust we earn from our residents every day. At The Madison, you'll be part of a community that we ourselves would be proud to call home. You'll be surrounded by the highest-quality features and unsurpassed amenities; and you'll enjoy a lifestyle unlike anywhere else.



RentTheMadison.com

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