



- Beautiful swimming pool
- State-of-the-art clubhouse
- Ballenger Creek Park next door
- Close to Westview Promenade
- Near commuter routes
- Soccer field
- Tot lot
- Winding walking trails



At Ballenger Run you'll find a new-home community that brings out the best in its neighbors. From the community clubhouse and pool, to the playrounds and trails, you'll be greeted with friendly smiles as your family enjoys a healthier lifestyle.

Smile a little
brighter.



Make each
day a little
brighter.



Where
happy
happens every day.



Ballenger Run

— FINE HOMES. HAPPY LIVING. —

What began in 1948 as a small, family-run business in Pittsburgh has evolved into one of the top 10 homebuilders in the nation. Today, Ryan Homes are built in 19 metropolitan areas in 13 eastern states. At Ryan Homes, the most important element of every new home built is the people inside.



Single-family homes, townhomes & villas from the upper \$200s to the mid \$400s
Easy access to I-270 and I-70, just 10 minutes away

Convenience comes to life at Ballenger Run. Children will be close to school from the first day of kindergarten to high school graduation. And with Westview Promenade just a short walk away via our trails, shopping and dining are within easy reach.



BallengerRunLiving.com | 240.513.2414



Prices, financing and availability subject to change without notice. See a Sales and Marketing Representative for details. NVR Mortgage Finance, Inc. is licensed by the Virginia State Corporation Commission as a mortgage lender and broker, MC-528, MHB RN No. 56.





WESTVIEW PROMENADE



BALLENGER CREEK PARK



PLAYGROUNDS



POOL



CLUBHOUSE








TENNIS



TRAILS

Find happiness around every corner.

Find your home at Ballenger Run. This fast-growing community in Frederick, Maryland has all the amenities you desire to make every day a little brighter, and homes that will make all the memories made here a little warmer.

-  TRADITIONAL SINGLE-FAMILY HOMES
-  NEO-TRADITIONAL STYLE SINGLE-FAMILY HOMES
-  VILLAS
-  TOWNHOMES
-  MODEL HOMES

