

*The
Hammocks*
AT SOUTHERN HILLS



RIEDMAN

Changing The Way People *Live.*

Nestled in a secluded, park-like setting just south of Route 31 in Fairport, The Hammocks at Southern Hills offers elegant, maintenance-free living in a resort-style setting featuring one and two-bedroom apartments and townhomes with varying floor plans.

Enjoy Elegant, Easy Living



Click to see apartment virtual tour.



Elegant Features and Finishes

- Stainless Steel Energy-Efficient Appliances
- Appliances Including Dishwasher, Microwave and Garbage Disposal
- Breakfast Bar in Kitchen
- Private Patio or Balcony
- Large Walk-in Closet Space
- Full-size Washer and Dryer
- 1st Floor Master Suite in Townhomes
- Internet Included, Cable Ready
- Central Air/Heating with Programmable Thermostat
- Den/Office Space in Select Apartments
- On-site Management
- 24-hour Emergency Maintenance





Life at The Hammocks at Southern Hills in Fairport, NY, is all about comfort and convenience.

Enjoy 24/7 access to the clubhouse, stay active in the fitness center, and make the most of summer at the outdoor heated pool. Start your day with a coffee from the complimentary bar, relax by the great room fireplace, or get work done in the business center.

With onsite parking, available garages, and a smoke-free environment, everything is designed for easy living. Plus, you're just minutes from Fairport Village, the Erie Canal, local wineries, and major employers—right where you want to be.

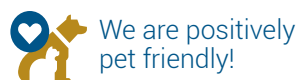


Click to see clubhouse virtual tour.



Resort-style Amenities Right Here in Fairport

- 24-hour access to Resident Clubhouse with Great Room
- Business Center with High-speed Internet Access
- Car Wash Station
- Complementary Coffee Bar
- Dining Area with Catering Kitchen
- Fitness Center
- Garages Available
- Great Room with a Fireplace and TV
- Onsite Parking
- Outdoor Heated Swimming Pool
- Pavilion with Picnic BBQ Area
- Onsite Maintenance
- Online Rent Payment
- Online Service Requests
- Smoke-free Community
- Close to the Village of Fairport, Erie Canal, Wineries and more
- Convenient to Top Local Employers



Luxurious One- and Two-bedroom Apartments and Two-bedroom Townhomes

1 BEDROOM / 1 BATH
APARTMENT*
865 - 915 SQ FT



2 BEDROOM / 2 BATH
APARTMENT*
1183 - 1233 SQ FT



*Available as first floor or second floor options



**2 BEDROOM / 2 BATH
WITH DEN APARTMENT***
1,319 - 1,369 SQ FT



**2 BEDROOM / 2.5 BATH
WITH DEN TOWNHOME**
1,400 SQ FT
1-CAR ATTACHED GARAGE

*Available as first floor or second floor options

Renderings are an artist's conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown.



Play!

- Erie Canal Heritage Trail
- Colonial Belle-Erie Canal Tour
- Eagle Vale Golf Course
- LA Fitness
- Lollypop Farm
- Casa Larga Vineyard & Winery
- Potter Park
- Perinton Park
- Perinton Community Center

Come and explore!

Eat!

- The Fairport Village Inn
 - Compané Trattoria
 - Iron Smoke Distillery
 - Fairport Brewing Company
 - Main & Vine
 - Chipotle
 - Starbucks
- And this is only a few!*

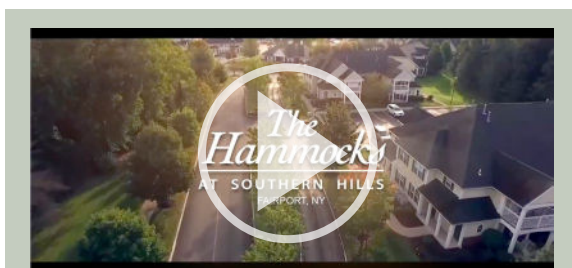
Shop!

- Eastview Mall
 - Home Depot
 - Lowes
 - Walmart
 - Wegmans
 - Target
- ... and more!*

Stay!

- Woodcliff Hotel & Spa
- Hampton Inn
- Homewood Suites by Hilton
- The Del Monte Lodge Renaissance Rochester Hotel & Spa

Your family & friends can visit – and be close by!



Click to see what our residents are saying.

The Hammocks

AT SOUTHERN HILLS

A RIEDMAN Community

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TheHammocksatSouthernHills.com

