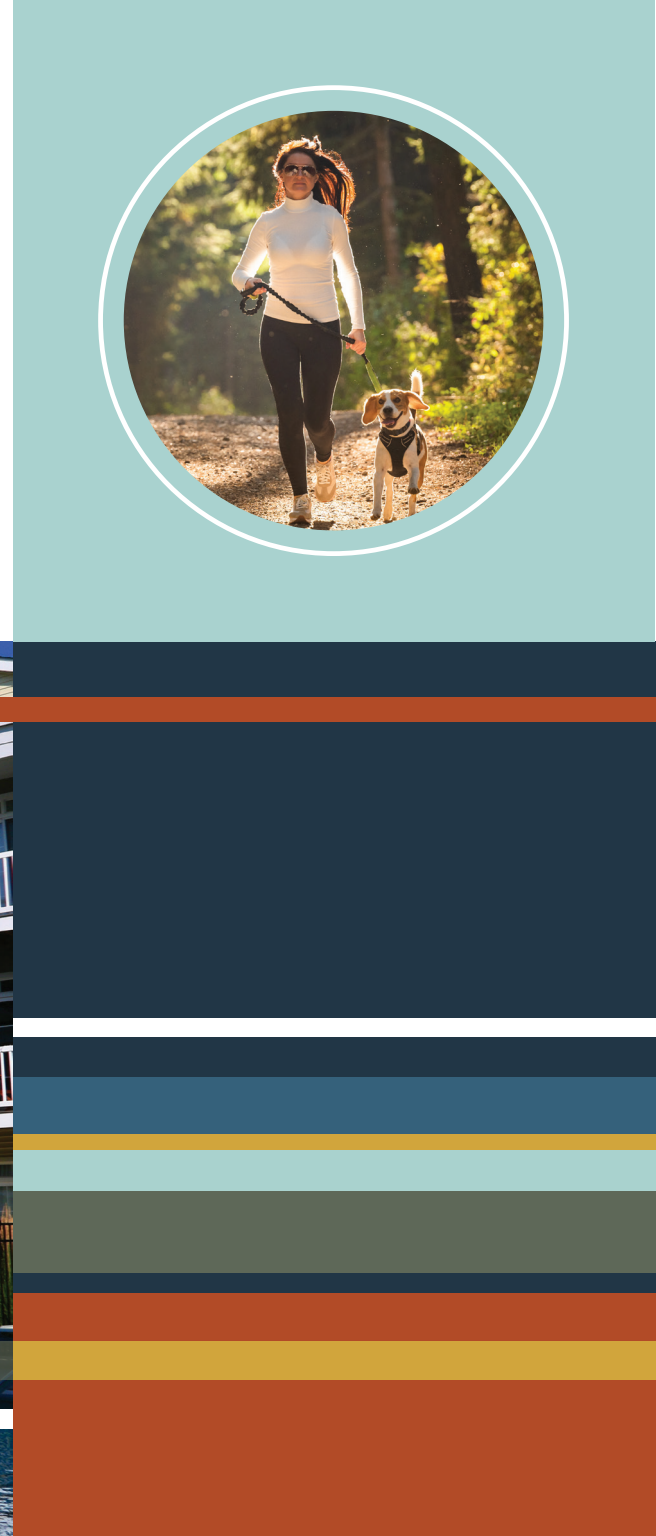




NATURALLY INSPIRED.
MODERNLY REFINED.





BROADLEAF BOULEVARD

**Discover a Reimagined Retreat in
the Heart of Manchester, CT.**

Broadleaf Boulevard blends scenic living with urban convenience in a way that feels entirely fresh. Standing on the grounds of a historic tobacco farm, our community has been completely transformed into a modern retreat. Discover our fully renovated 1 bedroom, 1 bedroom with den, and 2 bedroom apartment homes to find a sophisticated palette that's naturally inspired. Bathed in light from signature patio doors and soaring 9-foot ceilings, these spaces offer a sense of luxury that isn't cookie-cutter—**it's Modernly Refined.**





Premium In Home Features for a Modern Lifestyle

- Enjoy abundant natural light and oversized oversized windows
- Sunny patios and glass doors with transoms let the outdoors in
- Uniquely designed apartment homes with one, one bedroom with den, and two bedroom floor plans.
* Renovated apartments available.
- Natural granite countertops create a custom kitchen feel
- Energy Star® stainless steel appliances including built-in microwave
- 9 foot ceilings give an open, airy feel
- Flex space for studies, mudrooms, studios, and more in select homes*
- Multiple closets and niche spaces
- Plank wood style flooring throughout living areas and bathrooms
- Brushed nickel fixtures

**in select homes*





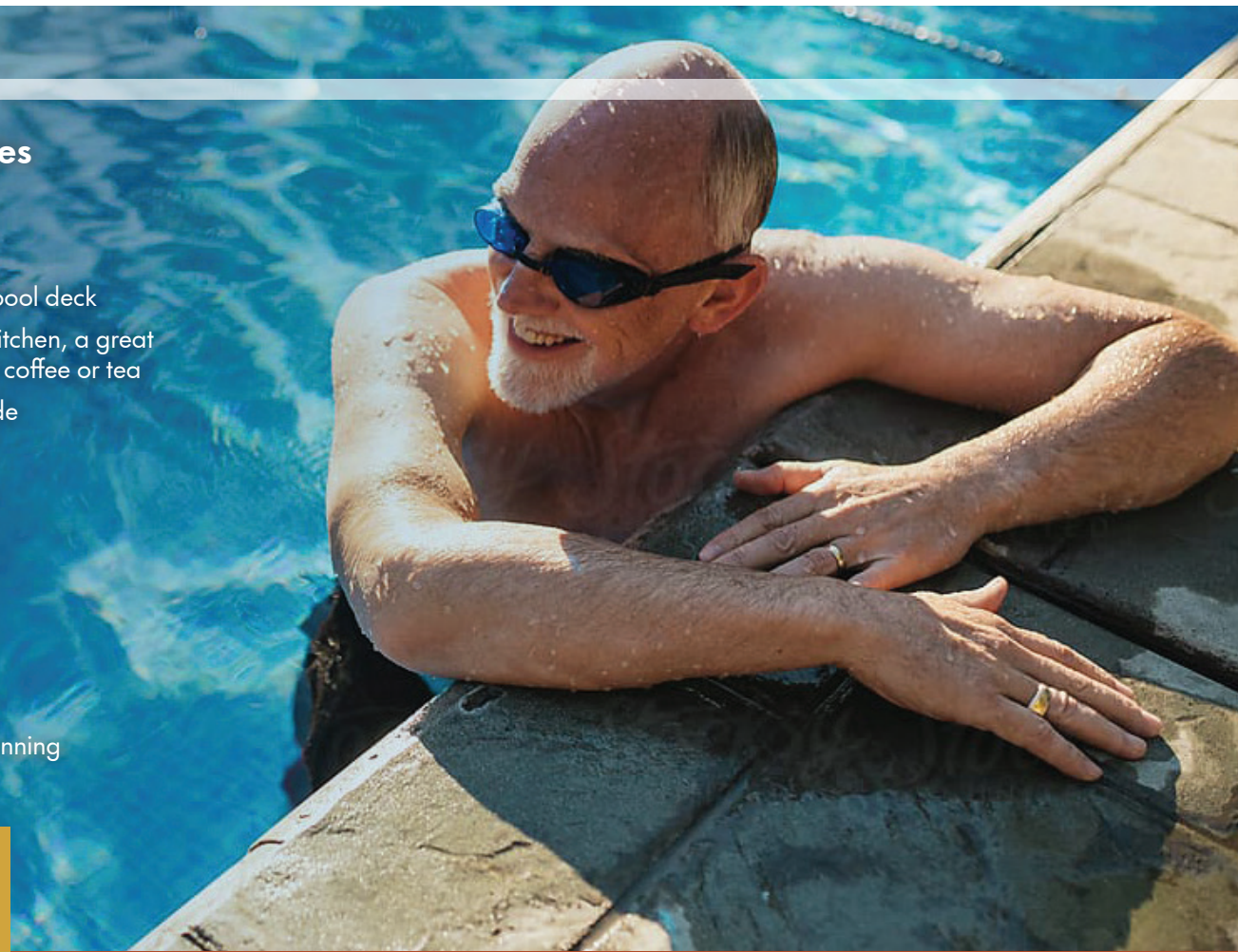
CRAFTED FOR COMFORT. CURATED FOR CONNECTION.

Beyond your front door, the Modernly Refined lifestyle continues with a suite of amenities designed to bring people together. Whether you're firing up the outdoor grills for a weekend cookout by our resort-style swimming pool or watching your four-legged friend play at our spacious signature dog park, this is a neighborhood where community comes naturally. From our state-of-the-art fitness center and nearby scenic bike trails to our freshly updated clubhouse—the perfect backdrop for morning coffee—every detail elevates your everyday living.



Resort-Style Community Amenities at Broadleaf Boulevard

- Brand new fire pit patio and grilling station
- Resort-style swimming pool with entertainment pool deck
- Clubroom with fireplace, wide screen TV, and kitchen, a great place to work from home or meet neighbors for coffee or tea
- Complimentary WiFi, both clubside and poolside
- Pet-friendly community with walking trails
- Dog park
- Service oriented, friendly service team
- Package acceptance
- Bike racks
- 24-hour Emergency Maintenance
- Short Term & Corporate Leases Available
- Professional On-Site Management by award-winning Trio Properties. **We are here for You.**





EFFORTLESSLY LOCAL. MILES ABOVE

Dining, Shopping, & Recreation

Everything you need for everyday living or a night out is just a short drive down the road. Broadleaf Boulevard places you minutes from the area's premier retail loops, culinary hotspots, and cultural gems:

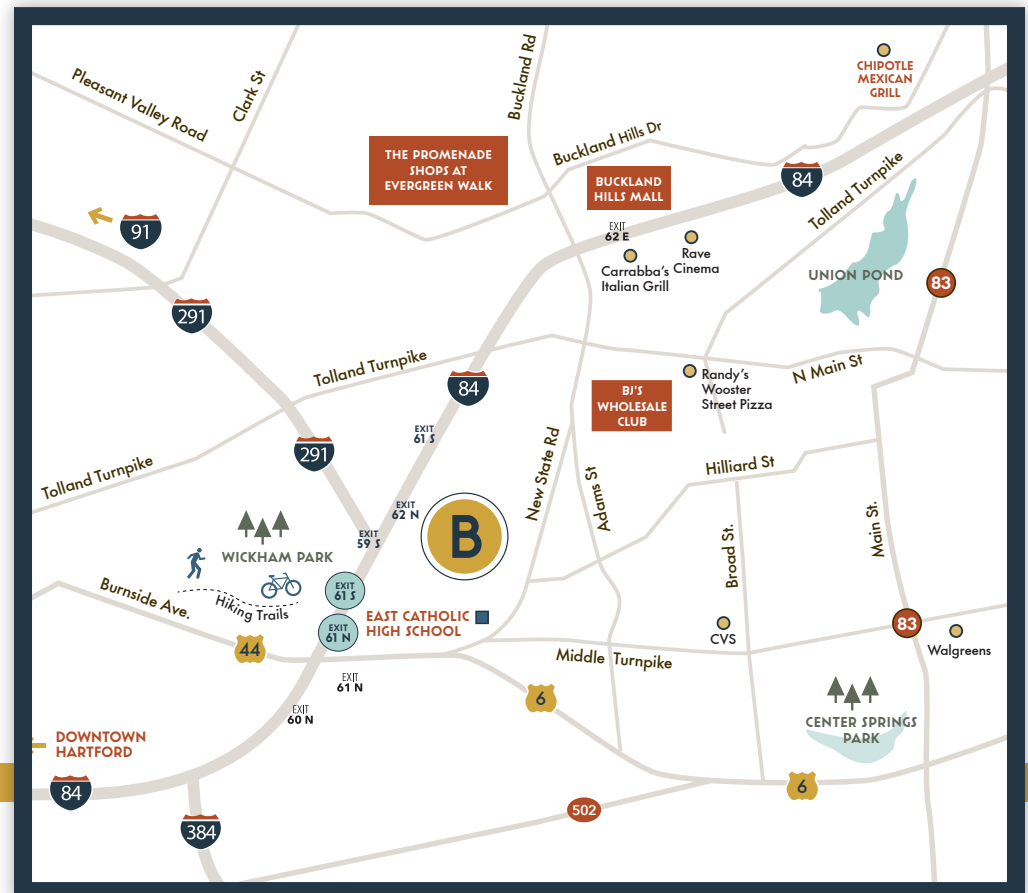
- **The Main Street Vibe:** Discover the quaint, historic charm of Downtown Manchester's Main Street. Spend your Saturdays exploring local boutiques, vintage shops, and the neighborhood farmer's market, enjoying a true community-first atmosphere.
- **Boutiques & Retail therapy:** Explore the open-air charm of Evergreen Walk or shop your favorites at The Shoppes at Buckland Hills and BJ's.
- **Top-Tier Dining:** Meet friends for a refined dinner at Burton's Grill, grab a local bite at Joey Garlic's, or enjoy a world-famous coal-fired slice at Frank Pepe Pizzeria Napoletana.
- **Craft & Culture:** Catch the latest film at Cinemark or head out to sample the local craft scene at Urban Lodge Brewing Co. and the newly opened Lost Realm Craft Co.



NATURALLY CONNECTED. PERFECTLY POSITIONED.



Live at the intersection of a peaceful suburban retreat and high-energy city living. Strategically situated just off I-84, I-291, and Route 6, Broadleaf Boulevard makes work, school, or weekend travel effortless. You are perfectly centered for a seamless morning drive to downtown Hartford or major employers like Manchester Memorial Hospital, allowing you to spend less time commuting and more time exploring.





AT BROADLEAF BOULEVARD

we believe that a home should be more than a place—
it should be a haven for a life well-lived.

We are rooted in the grit and grace of New England's history, standing on the grounds of a historic tobacco farm where hard work and natural beauty have always lived side-by-side.

Today, we've reimagined that legacy for a new generation of adventurers, makers, and seekers.

Our story isn't just about "newly renovated apartments," it's about a sense of Community that Comes Naturally, about spaces reimagined. It's the texture of a wool blanket and the warmth of wide-plank oak underfoot. It's the precision of tone-on-tone cabinetry and moldings, paired with wild, unscripted light pouring through open balcony doors.

We find our rhythm in the stripes and blocks of the landscape: the straight lines of the harvest, the bold colors of the changing seasons, and the solid foundations of a historic town to call home.

We celebrate the spirit of adventure that calls you out to the trails, and the warm, textured quiet that welcomes you back.

See a Fresh Take on Apartment Homes in Manchester.



