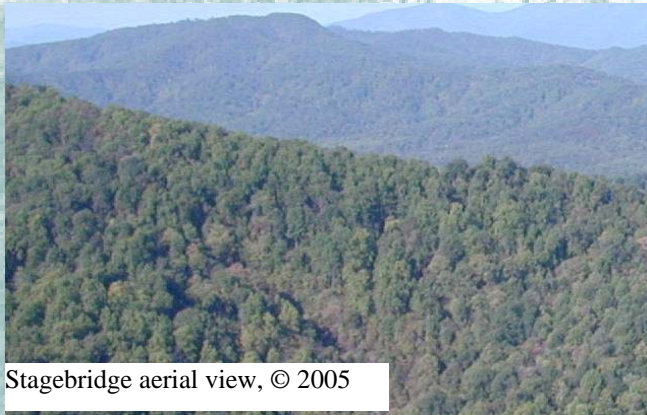


# Stagebridge



Stagebridge aerial view, © 2005



View from turning circle, © 2005

[www.stagebridge.net](http://www.stagebridge.net)

## Lot 11

Sitting near the top of Stagebridge (close to 1000 feet above sea level), this secluded lot offers you a unique 360 view of the surrounding area. Enjoy panoramic views of the Blue Ridge Mountains and the valley below. Join the Stagebridge community and take pleasure in nature's beauty while pursuing your personal wellness goals:

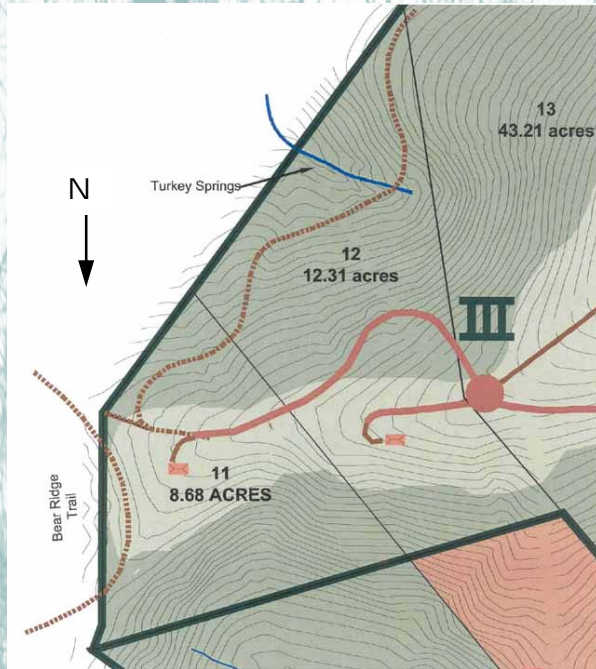
- Healthy atmosphere
- Opportunities for exercise and recreation
- Distant from the stress of crowds and traffic lights
- Live in harmony with nature
- Small, friendly community

**8.6 Acres**

**\$239,000**



# Lot 11 Features



*“Sitting at an elevation between 940-1080 feet above sea level, one to two acres of this lot seem suitable for vineyard development. The micro-climate on this hilltop offering good air movement and good sun exposure makes this an attractive place for growing grapes.”*

Paul J. Mierzejewski PJM Vineyard Consulting, 2005

The upper areas of Stagebridge were once highly productive orchards. Sitting above the thermocline, Lot 11 offers excellent opportunities for gardening or creating a hobby orchard or vineyard .

## Lot Features:

- Far views to North of Blue Ridge Mountains and Rockfish Gap.
- Far views to West of Roberts Mountain and Wintergreen.
- Breathtaking view of valley below.
- Well in place (4 gallons per minute); underground utilities available.
- Numerous recreational possibilities on this lot and at Stagebridge.
- Shared driveway (Laurel Ridge Trail) rises gently above lower lots, providing spectacular views; private drive captures view to the south.
- Excellent opportunities for gardening.
- Abundant wildlife, including turkey and deer.
- Privacy from other homes and the access road.



Stagebridge aerial view, © 2005

Stagebridge is located at the intersection of Stagebridge Trail and Stagebridge Road (Nelson Co Rt. 623), five miles north of Lovingson, VA

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