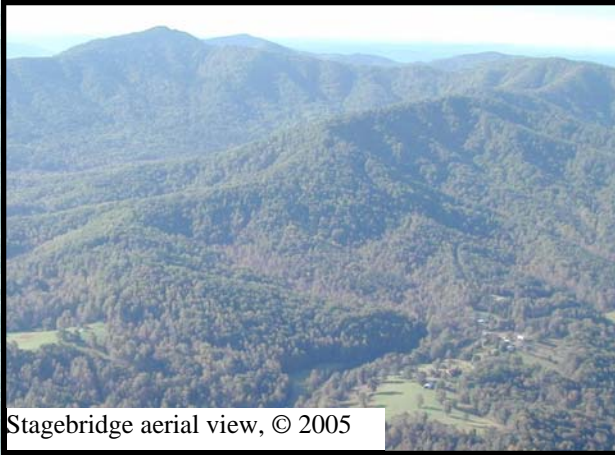


Stagebridge



Stagebridge aerial view, © 2005



View from turning circle, © 2005

www.stagebridge.net

Lot 12

This spacious lot offers a variety of potential house sites with elevations as high as 1050 feet above sea level, allowing you to capture spectacular views to the north and south. Join the Stagebridge community and enjoy nature's beauty while pursuing your personal wellness goals:

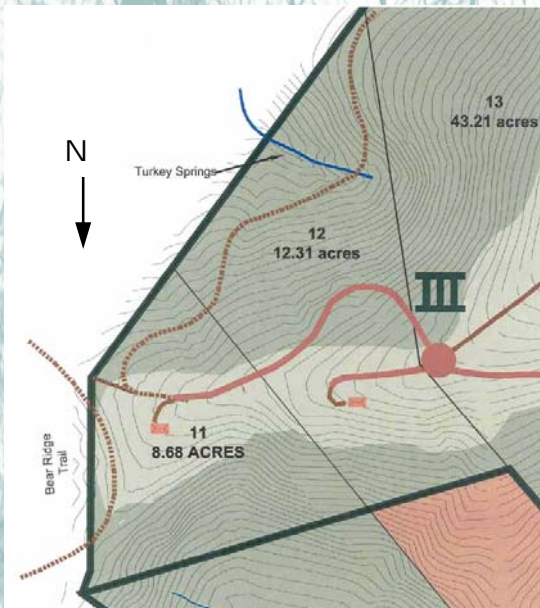
- Healthy atmosphere
- Opportunities for exercise and recreation
- Distant from the stress of crowds and traffic lights
- Live in harmony with nature
- Small, friendly community

12.3 Acres

\$289,000

Lot 12 Features

“Three acres of this lot sit at an elevation from 900-1100 feet; a good elevation for growing grapes. The north facing aspect of this property would allow grapes to stay cooler during the heat of the summer, and bud out a bit later to avoid early season cold events.” Paul J. Mierzejewski, PJM Vineyard Consulting, 2005



The upper areas of Stagebridge were once highly productive orchards. Sitting above the thermocline, Lot 12 offers excellent opportunities for gardening or creating a hobby orchard or vineyard .

Lot Features:

- Breathtaking views to the north and south; far views to north of Blue Ridge Mountains and Rockfish Gap.
- Numerous recreational possibilities on this lot, including potential hiking trails.
- Shared driveway (Laurel Ridge Trail) rises gently above lower lots, providing stunning views of the valley below.
- Well in place, 15 gallons per minute; underground utilities available.
- Excellent opportunities for gardening.
- Abundant wildlife, including turkey and deer.
- Privacy from other homes and the access road.



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

Contact Stagebridge LLC:

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