



Available to Help You Build:

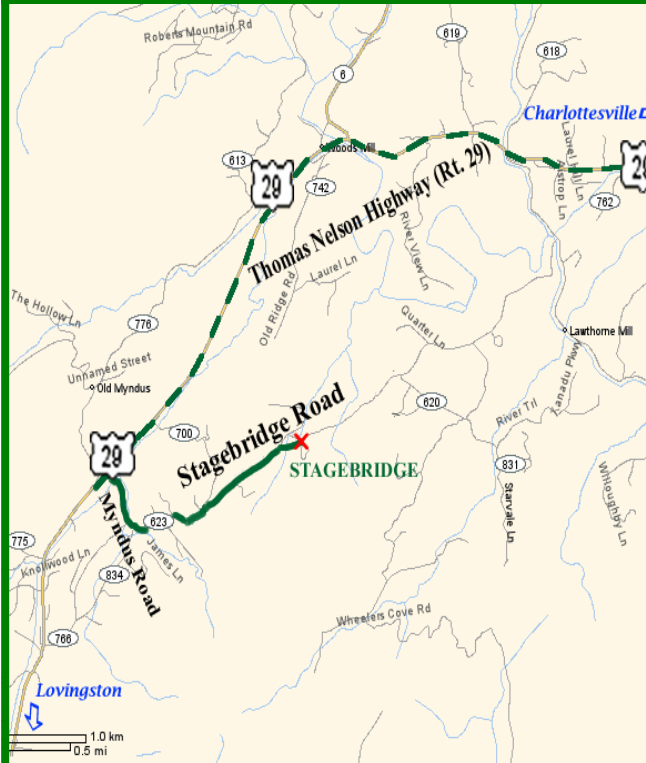
- Survey, topography, and lot perspectives
- GPS benchmarks
- Choose your own builder, or we can assist you in your selection
- Lot clearing, landscaping, and driveway construction assistance
- Financing sources
- Wells in place
- Hard surface access road
- Modern underground utility lines

The Stagebridge Community Association is ready to assist you in anyway possible. We look forward to welcoming you to your new home.



Directions to Stagebridge:

From Charlottesville, take Rt. 29 South, 25 miles past the I-64 Interchange. Take a left on Myndus Road (Rt. 623) and then keep straight at the intersection with Stagebridge Road, onto Stagebridge Road. Go 2 miles and look for the the Stagebridge entrance on the right at Stagebridge Trail.



For more information, please visit our website

www.stagebridge.net

STAGEBRIDGE

A 21st Century Community in the Rural Foothills of the Blue Ridge Mountains

Stagebridge is a project of Stagebridge, LLC

STAGEBRIDGE, LLC BUSINESS OFFICE

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www.stagebridge.net

Your adventure awaits!

Picture your unique home on a secluded, wooded hillside that captures your sense of adventure. Our home-sites incorporate the natural beauty of the Blue Ridge Mountains, while allowing you to pursue your personal wellness goals.



STAGEBRIDGE
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Intersection of
Stagebridge Road and Stagebridge Trail
Lovingson, Va. 22949 (Nelson County)



Why Live at Stagebridge?

- Outdoor recreational possibilities, including hiking, gardening, even hobby fruit production
- Environmentally friendly setting with low population density and limited noise
- Elevation between 610' and 1270' provides far views of the Blue Ridge Mountains
- Beautiful mountain setting for homeowners who are looking for their own adventure
- Opportunity to create unique, spacious home and yard without sacrificing easy access, privacy or affordability

Stagebridge Community Features:

- Privacy and natural beauty including signature trees and breathtaking views
- Protective Community Plan
- Growing community of like-minded homeowners
- Sensible guidelines for home-site construction and landscaping

Stagebridge Area Features:

- Growing retail and service sector
- Low population density
- Impeccable air and water quality
- All new county school buildings
- Easy access to:
 - Charlottesville (30 min)
 - Lynchburg (35 min)
 - Lovingson (10 min)



Lot	Acreege	Comments
4	3.6	Hillside crest with views of distant mountains and stream valley below. Well: 15 gal/min \$88,900
6	6.8	180 degree view overlooking hard wood forest; distant mountain view. Well: 15 gal/min \$114,900
10	22.7	Estate parcel with 180 degree view, mountain streams, 1/2 mile private drive. Suitable for hobby vineyard and/or orchard. Well: 30 gal/min \$179,000
11	8.6	2 potential acres for vineyard/orchard. Private lot at top of ridge; excellent views of distant mountains and valley below. Well: 4 gal/min \$189,000
12	12.3	2 potential acres for vineyard/orchard. Far mountain views from top of ridge line. Multiple house site possibilities. Well: 15 gal/min \$239,000
13	43.21	Estate lot with 360° view; excellent opportunity for vineyard or orchard (6 acres). South side of the lot has spectacular rock outcroppings and is an excellent recreational area. Well: 1 gal/min Contact Stagebridge LLC for pricing



All information is preliminary and subject to change.