



Available to Help You Build:

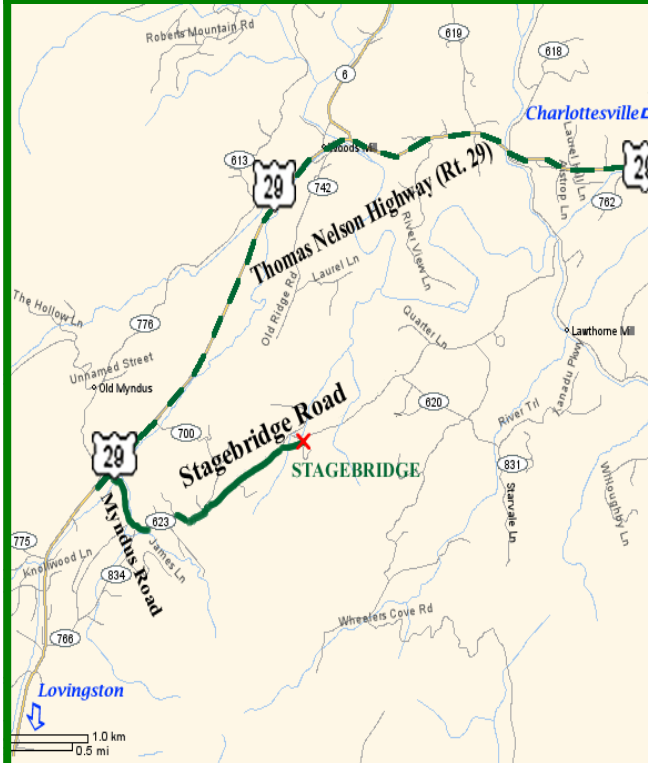
- Survey, topography, and lot perspectives
- GPS benchmarks
- Choose your own builder, or we can assist you in your selection
- Lot clearing, landscaping, and driveway construction assistance
- Financing sources
- Wells in place
- Hard surface access road
- Modern underground utility lines

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

P.O. Box 139

GREENWOOD, VA 22943

PHONE: (540) 456-8899 FAX: (540) 456-8883

CELL: (434) 531-4117 sales@stagebridge.net

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
www.stagebridge.net

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
6	6.8	180 degree view overlooking hard wood forest; distant mountain view. Well: 15 gal/min \$129,900
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 \$225,000
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 \$239,000
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 \$289,000
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. Contact Stagebridge LLC for pricing

All information is preliminary and subject to change.

All prices are net prices and do not include real estate commissions, if any. Prices are subject to change.