

# STAGEBRIDGE COMMUNITY SALES GUIDE

A 21<sup>st</sup> Century Community in the rural foothills of the Blue Ridge Mountains  
 Located at the intersection of Stagebridge Trail and Stagebridge Road  
 (Nelson Co., Va. Route 623), 5 miles north of Lovingston, VA

## Spring 2009

Lot Number	Description
<b>6</b> 6.8 ac \$129,900	Located on the crest of a hill, 820 feet above sea level with an excellent view of distant mountains. This lot boasts mature hardwoods and an internal walking trail along a stream.
<b>10</b> 22.7 ac \$225,000	An estate parcel with views of both distant and near mountains with multiple possible house sites. Two streams and an internal trail system afford many recreation possibilities. Forested, with five cleared acres for a horse pasture or excellent vineyard location.
<b>11</b> 8.6 ac \$239,000	A secluded, forested lot close to 1000 feet above sea level. An excellent location for a hobby vineyard or orchard. Also a great lot for gardening and internal walking trail for wildlife watching, observe trees and rock outcropping.
<b>12</b> 12.3 ac \$289,000	A spacious lot which boasts a unique 360 degree view of the surrounding mountains. 1100 feet above sea level. An excellent location for a hobby vineyard or orchard. Features internal recreational trails for hiking, spectacular rock outcropping and significant specimen trees.

## Pictures of and from the lots



Lot 6



Lot 10



Lot 11



Lot 12

### Join a unique community with abundant forest, environmental conscious policies and many opportunities for improving wellness.

**Features:**-Well in place ( without pump ),

-Marked septic field test locations,

-Rough site already cleared for home and driveway,

-Construction entrance in place with gravel and drain pipe,

-Paved Stagebridge Trail: the main access road from entrance to turning circle,

-Underground utilities (power, telephone) along Stagebridge Trail,

-Up-to-date survey of lot with digital 2 foot topographic contours,

-Access to community walking path, and

-Membership in Stagebridge Community, with access to assistance such as,

- advice on financing , building sources and green techniques, via the community resources.

*In order to provide the best value for your investment, Stagebridge offers net prices for all lots. These prices do not include real estate commissions. You may buy directly from Stagebridge LLC at the net price. Guide is for illustrative purposes only. Information is deemed to be reliable but should not be relied upon. Prices and features subject to change.*

*Please contact us for up to date specifics. © 2000-2009*

**For more information, visit us on the web at [www.stagebridge.net](http://www.stagebridge.net) or call Stagebridge at 540-456-8899.**