



www.stagebridge.net

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 Lot Features:

- Wells in place
- Hard surface access road
- Modern underground utility lines
- Recreational possibilities for each resident
- Elevation between 610' and 1270' providing far views of the Blue Ridge Mountains, Wintergreen and Rockfish Gap

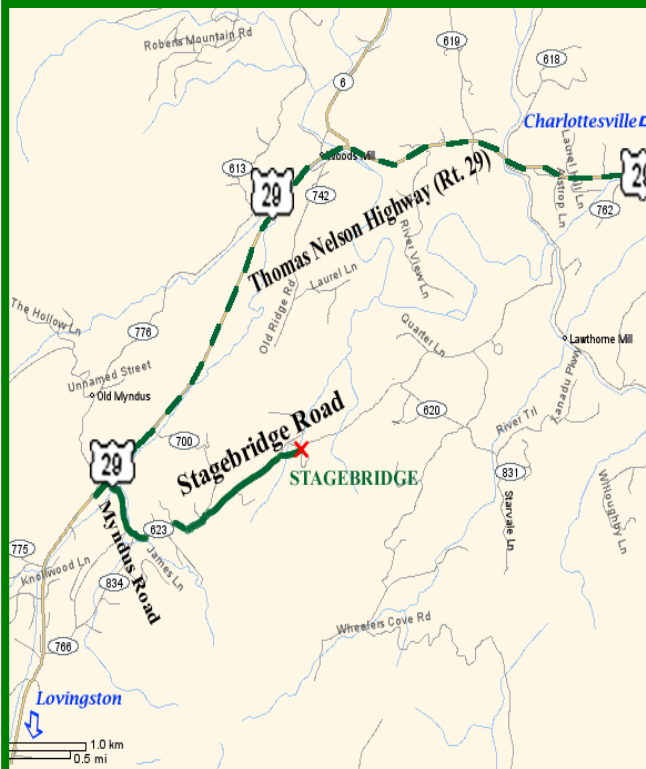
Stagebridge Area Features:

- 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)
 - Lovingston (10 min)

For more information on Virginia wines, see
<http://www.virginiawines.org>

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 Stagebridge entrance on the right at Stagebridge Trial.



Visit our website at:

www.stagebridge.net

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Stagebridge

A 21st Century Community in the rural foothills of the Blue Ridge Mountains

**Intersection of Stagebridge Trail and Stagebridge Rd (Route 623)
 Lovingston, Va. 22949 (Nelson County)**

**Picture Your Own Hobby
 Vineyard or Orchard
 in Nelson County
www.stagebridge.net**



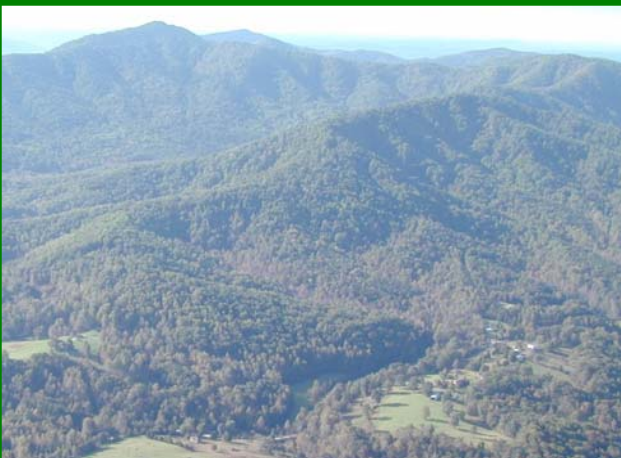
Stagebridge is an environmentally friendly, low-density community, located in the rural foothills of the Blue Ridge Mountains. The large size of the lots, the heavily wooded nature of the topography, and the spectacular vistas afforded by the hills appeal to individuals who value privacy, yet wish to live in a small community of like-minded homeowners.

Join the Stagebridge community and enjoy nature's beauty while pursuing your personal wellness goals, including hobby fruit production.

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Virginia winemaking began with the first Virginians, starting in the Jamestown colony in 1609. Today, Virginia wineries are not only heirs to a rich history, but a productive part of the Commonwealth's economy and culture. There are now more than 80 licensed wineries in Virginia, an amazing growth from only six wineries in operation in 1979.

The upper areas of Stagebridge were once highly productive orchards. You can continue this tradition with your own hobby vineyard or orchard at Stagebridge. Vineyard lots sit above the thermocline, enjoying rich soil and excellent air and water drainage. Build the home you've always wanted in a serene mountain environment in beautiful Nelson County.



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
- Vineyard/Orchard consulting assistance

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

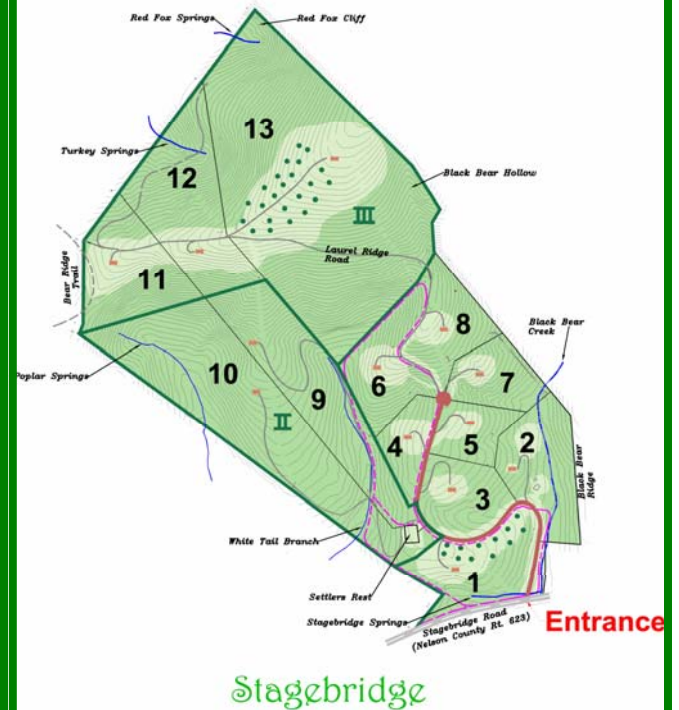
Vineyard Possibilities at Stagebridge:

Lot 11 — “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 hill-top offering good air movement and good sun exposure makes this an attractive place for growing grapes.”

Lot 12 — “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 the grapes to stay cooler during the heat of the summer, and bud out a bit later to avoid early season cold events.”

Lot 13 — “The climate is very conducive to vineyard development, offering good air movement and great sun exposure. Many types of vinifera grapes, the grapes that are accepted as making the best wines in the world, could be grown here. Although this site is small for a commercial operation, it would suit a home winemaker quite well and would be a great vineyard location.”

Comments taken from a report by
Paul J.Mierzejewski
of PJM Vineyard Consulting



Lot	Acreage	Comments
Lot 10	22.7 acres	Potential vineyard/ orchard acres: 3. Estate lot with 180° view and two mountain streams. Well: 30 gal/min \$225,000
Lot 11	8.65 acres	Potential vineyard/orchard acres: 2. Views of distant mountains and valley below. Well: 4 gal/min \$239,000
Lot 12	12.31 acres	Potential vineyard/ orchard acres: 2. Far mountain view; multiple house-site possibilities. Well: 15 gal/min \$289,000
Lot 13	43.21 acres	Potential vineyard/ orchard acres: 6. Estate lot with 360° view; excellent opportunity for vineyard or orchard. The south side of the lot has spectacular rock outcroppings and is an excellent recreational area. contact Stagebridge LLC for pricing