

# 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

## Pictures of and from the lots

Lot Number	Description
<b>6</b> 6.8 ac \$129,900 Well 15 GPM	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 borders a stream.
<b>10</b> 22.7 ac \$225,000 Well 30 GPM	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 Well 4 GPM	A secluded, forested lot close to 1000 feet above sea level. An excellent location for a hobby vineyard or orchard or a great lot for gardening. An internal walking trail enables one to observe wildlife, trees, and outcropping rocks.
<b>12</b> 12.3 ac \$289,000 Well 15 GPM	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.



Lot 6



Lot 10



Lot 11



Lot 12

**Join a unique community with abundant forest, environmentally 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,

-Survey of lot with digital 2 foot topographic contours,

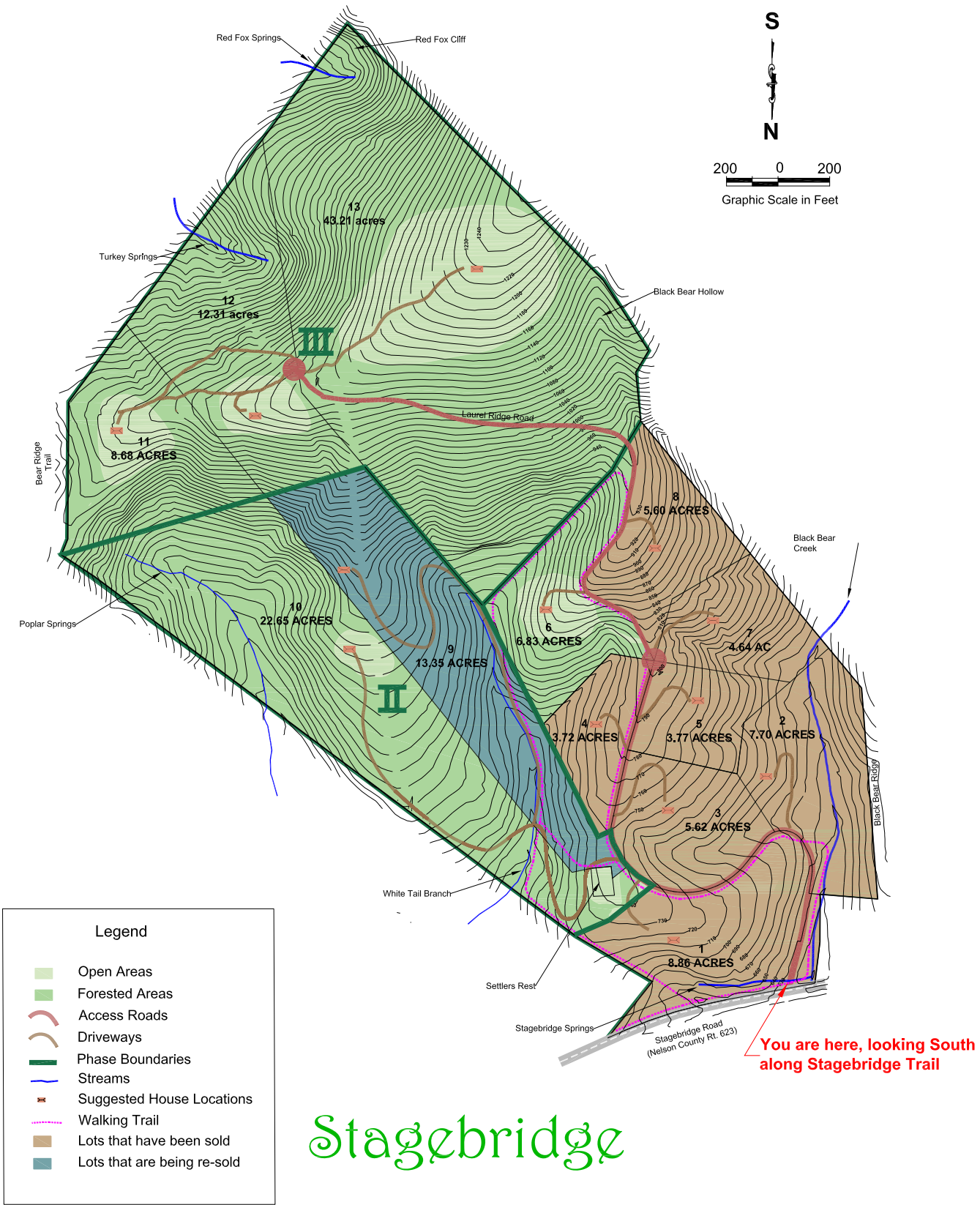
-Access to community walking path, and

-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 believed to be correct but should not be relied upon. Prices and features subject to change. Lot 6 is accessible from Stagebridge Trail, Lots 10,11 and 12 are accessible by foot via internal access roads. Please contact us for up to date specific and directions. © 2000-2015*

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



**IMPORTANT NOTE:** We are currently undergoing renovations to help improve unsold lots. During this time, there will be restricted access to Laurel Ridge and White Tail roads in order to keep the roads safe and with little congestion. Stagebridge trail will still be available to tour. If you would like more information or would like to schedule a tour, contact Stagebridge LLC.