

# STAGEBRIDGE

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

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## 2008 Lot Pricing / Improvements

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.

### Lot prices include the following:

- Well drilling (pump not included), report available.
- Marked septic field test locations, report available.
- Rough site clearing for home and driveway
- Construction entrance with gravel and drain pipe where required
- Paving of Stagebridge Trail
- Hard surfacing of shared driveways
- Underground utilities to lot border (power, telephone).
- Up to date survey of lot with digital 2 foot topographic contours available in autocad format.

LOT	PRICE	ACREAGE	WELL	SEPTIC RATING
LOT #6	\$129,900	6.8 ACRES	15 GAL/MIN	3 BEDROOM
Lot #10	\$225,000	22.7 ACRES	30 GAL/MIN	MULTIPLE SITES @ 3 BEDROOMS EACH
Lot #11	\$239,000	8.6 ACRES	4 GAL/MIN	4 BEDROOM
Lot #12	\$289,000	12.3 ACRES	15 GAL/MIN	3 BEDROOM

Financing options are available at Stagebridge, LLC. Prices are subject to change.

ALL INFORMATION CONCERNING STAGEBRIDGE IS PRELIMINARY AND SUBJECT TO CHANGE  
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