

STAGEBRIDGE COMMUNITY SALES GUIDE

A 21st 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

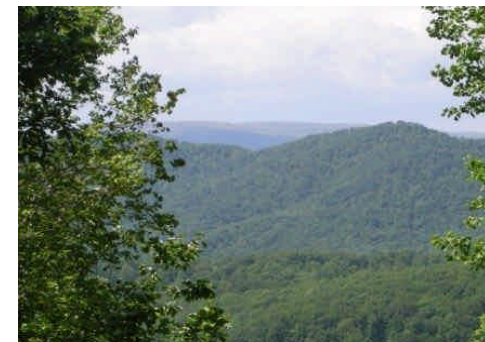
Lot Number	Description
6 6.8 ac \$129,900 Well: 15 gal/min	Located on the crest of a hill, 820 feet above sea level with an excellent view of distant mountains. This lot boasts mature hardwoods and an internal walking trail along a stream.
10 22.7 ac \$225,000 Well: 30 gal/min	An estate parcel with views of both distant and near mountains with multiple possible house sites. Two streams and an internal trail system afford many recreation possibilities. Five cleared acres for a horse pasture or excellent vineyard location.
11 8.6 ac \$239,000 Well: 4 gal/min	A secluded 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.
12 12.3 ac \$289,000 Well: 15 gal/min	A spacious lot which boasts a unique 360 degree view of the surrounding mountains. An excellent location for a hobby vineyard or orchard. Features internal recreational trails for hiking.



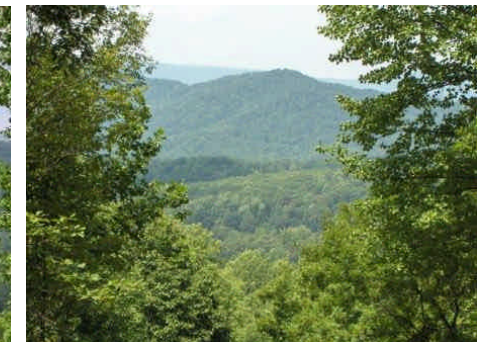
Lot 6



Lot 10



Lot 11



Lot 12

Lot prices include the following:

- Well drilling and marked septic field test locations,
- Rough site clearing for home and driveway,
- Construction entrance with gravel and drain pipe,
- Membership in Stagebridge Community,
- 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, and
- Access to community walking path

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.

For more information, visit us on the web at www.stagebridge.net or call Stagebridge at 540-456-8899.