

Neighborhood Highlights

HOA

What Does It Cover?

Gated entrance + security, pool & clubhouse, walking trails, playgrounds, tennis, basketball, and pickleball courts. Trash, snow removal from streets, and common area maintenance provided. Villas include lawn mowing.

FEES & TAXES

\$500 Initial Capital Contribution

\$170 Single-Family HOA Dues/mo

\$245 Villas HOA Dues/mo

Tax Rate

\$0.72/\$100 of assessed value



Schools

Moss-Nuckols Elementary School

Louisa County Middle School

Louisa County High School

Utilities & Providers

Internet/Cable:
Comcast, Firefly

Electric:
VA Power

Water/Sewer:
Louisa County

Gas:
Propane

Points of Interest & Nearby Attractions

Food + Beverage, Shopping

Oak & Fire, Barbeque Exchange, Rhett's Bar & Grill, Lowe's Home Improvement, Walmart, Starbucks, Sheetz, Keswick Vineyards, and Merrie Mill Farm and Vineyard.

Medical Centers

UVA Health System and Martha Jefferson.

Outdoor Recreation

Spring Creek Golf Club, Sports Courts, Walking Trails and Pocket Parks, and Bear Creek Lake State Park.

Transportation

Easy access to I-64, Rte 15 and Rte 250. ~30 minutes to CHO Airport and ~60 minutes to RIC Airport.

Cultural Attractions

Downtown Charlottesville, The Arts Center in Orange, and Annie Gould Gallery.

Other

Petsmart, Anytime Fitness, Farmers and Flea Market.

