

# 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

Tavern on the Green, 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.

