

# *Mountain Valley Farm*

## *Fact Sheet*

### *General:*

MOUNTAIN VALLEY FARM offers 37 Estate Home Sites varying in size from 3 to 30 acres conveniently located just 15 minutes from UVA and the Downtown Mall with easy access to Interstate 64. Upon entering the neighborhood, the rolling hills and breathtaking views will entice you to follow the meandering neighborhood street to the home site of your dreams. Water front lots are available around the large lake featuring a dock and open space so all homeowners can enjoy fishing, boating and picnic area. You will enjoy a peaceful, country lifestyle just minutes from everything. This unique neighborhood offers each buyer the opportunity to plan for the future. There is no time line for building on the home site once purchased. In addition, a purchaser may select their own builder to build their dream home. Architectural Review is required prior to the start of construction. Covenants and Architectural Guidelines are available upon request.

### *Schools:*

- Elementary School - Cale
- Middle School - Walton
- High School - Monticello

### *Real Estate Tax:*

- \$0.71 per \$100.00 (Albemarle County)

### *Utilities:*

- Electric:  
Dominion Virginia Power
- Telephone:  
Embarq
- Water/Sewer:  
Well and Septic Tank
- Cable: Comcast or Satellite
- Gas: Propane

### *Directions:*

Take I-64 to 5th Street Exit. Go South approx. 1 1/2 miles. Take a right at the first Mosby Mountain entrance (Ambrose Commons Drive). Follow all the way to the end.