

Mountain Glen

Spacious and modern home located at the end of a long magnificent valley, sweeping views over the large private lake to the mountains beyond





The Home

This beautiful home is a powerful expression of extraordinary architectural grace in a majestic private setting. This home was built to the highest standards of craftsmanship, with copper roof, stone chimneys, custom windows and handmade doors.









Modern & Traditional

Constructed with the highest grade materials, including extensive use of native stone and antique hardwoods. Special features include white and red, random width, reclaimed Oak hardwood floors, solid white Oak doors and staircase, native Virginia stone fireplaces and an abundance of wide windows for maximum light and ventilation.







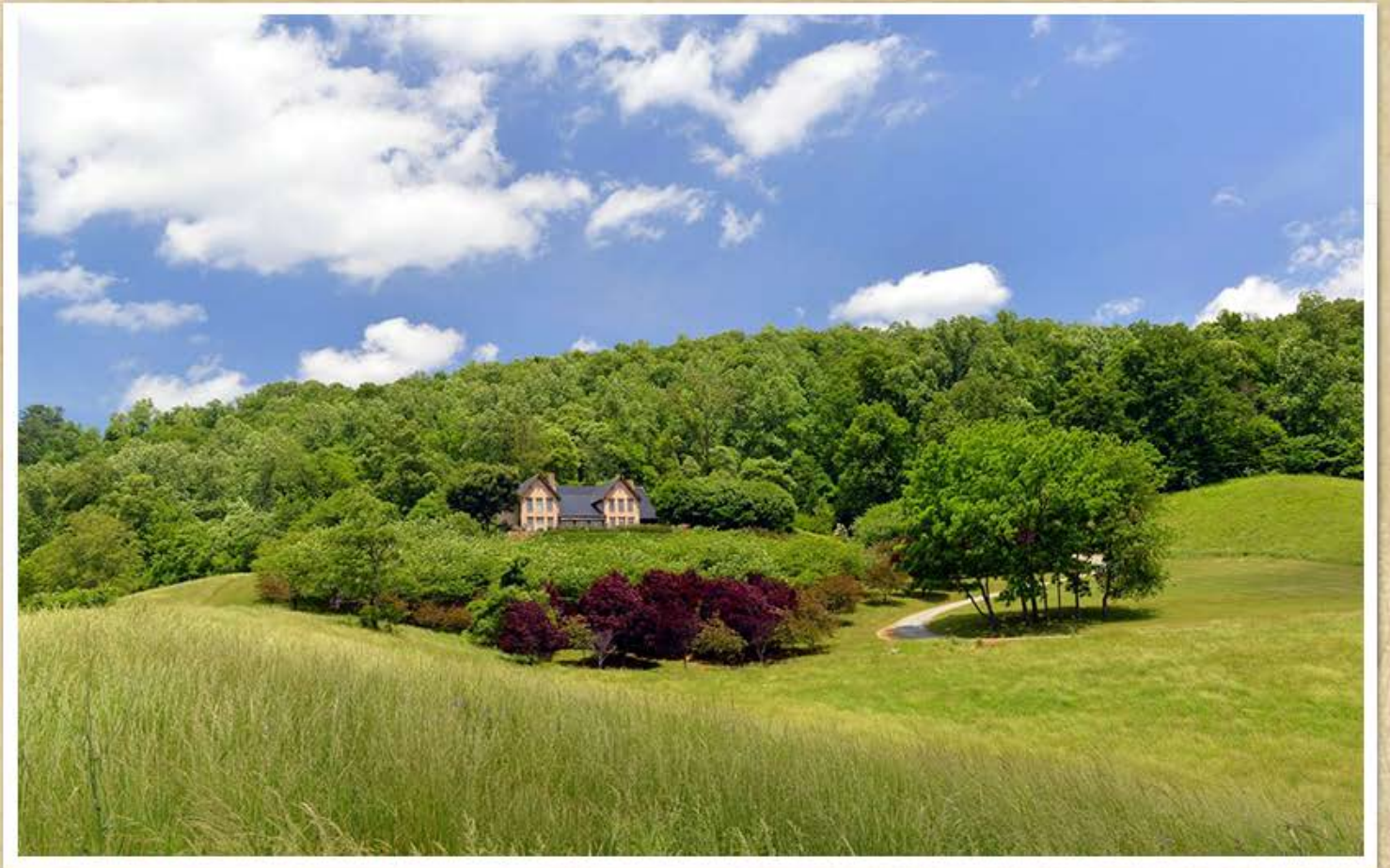


The Land

The entire 157 acre property is perfectly situated in regard to elevation and exposure for the cultivation of the finest vinifera grape vines. Since it is common knowledge that grape vines only thrive in beautiful elevated settings, this land will certainly produce wine of extraordinary quality.









General

Most large properties, suitable for a viable vineyard, are some distance from metropolitan centers, needed services and shopping conveniences. Mountain Glen is an exception. The property, about one half mile off Rt. 29, is located 30 minutes any day at any time from both Charlottesville and Lynchburg. This is closer in drive time than many Charlottesville suburbs. Important for daily living Mountain Glen is located five minutes from the Village of Lovington. Lovington offers: a full service major chain grocery store, police, fire and emergency rescue, county administrative offices, banks, accountants, law firms, U.S. post office, auto service and equipment and automobile parts, flower shops, a gourmet coffee grinder, an Anytime gym, gas stations, convenience / convenience department stores and restaurants. Within ten minutes are all new K-12 fully accredited schools, all served by bus service, hard ware/garden supply/feeds and equipment parts, and The UVA Health Systems Blue Ridge Medical Center offering family medicine and dental services.

Mountain Glen, unlike virtually any other large vineyard property, is protected by land covenants. The property is within the six farm Mountain Cove community. These covenants are intended to allow owners to make use of their properties as they wish but protect them from any risk of having a hog farm, commercial poultry barns or any other offensive land uses near them.

The Land

Mountain Glen's land is within, what is called locally, a hollow, in the Blue Ridge Mountain foot hills. Elevations range from 800 to 1200 ft. The land has workable slopes to provide excellent air and water drainage critical for the protection of fruit crops during the bloom and when there are heavy rains. This site has been listed by Virginia Tech's viticulture department as one of the prime vineyard sites in Virginia.

Soils

This is proven fruit land. It served as a peach and apple orchard for nearly 100 years producing high quality fruit in large volumes. Orchard operations were discontinued some years ago making the land ready for planting, with proper preparation, immediately. Orientation It is critical to maximize sun light to fruit for maximum quality and volumes. As the sun move east to west during the day maximum sun exposure is gained by running planted rows north and south. Mountain Glen's land runs north and south allowing planted rows to be located accordingly. The "hollow" containing the land is protected by a forest barrier at the tops of the mountain around the growing area.

Also Available

A close tractor drive away, but separated by a low mountain ridge, is another 72 acre land parcel on which is located all needed infrastructure for a vineyard operation to include: crew housing, maintenance shop, storage barns, spring fed water tank (with well backups) and filling equipment for crop sprayers, and a fruit loading area accommodating large trucks. The additional acreage is also excellent fruit land with similar soils and orientation. Having these facilities close, for operational convenience but separated visually, provides operational efficiencies and at the same time allows Mountain Glen to maintain its pristine living qualities.

Priced at: \$3 Million