

LADYSMITH VILLAGE

CAROLINE COUNTY, VA



OVERVEIW

Ladysmith Village is a contemporary new-home community designed in the spirit of the small towns of our youth. Tucked off I-95 between Fredericksburg and Richmond, the neighborhoods with natural open space and distinct architecture set this community apart. The community offers a true example of small town living with a full package of amenities.

Ladysmith Village includes a new elementary school and public library as well as a huge Resident's Club and miles of nature trails. The community is centered around Founders Park, our old-fashioned town square, as the heart of the community with benches, green areas and an historic clock tower. Community events like movie nights, summer concert series and pumpkin festivals give you a chance to get to know your neighbors better in a beautiful setting.

These lots, served by public water and sewer and subject to minor proffers, are available for immediate delivery.



LUXURIOUS AMENETIES



CONTACT

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Jjarrell Properties, Inc.



LOTS & COMMUNITY

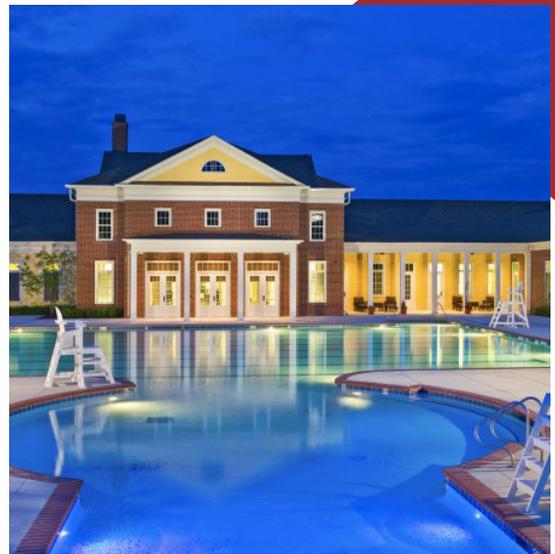
Finished, pad ready home sites for single family homes. The lots range from 4,800 to 7,500 sq. ft.; individual lots as well as multi lot purchase opportunities are available. All lots are served by public water and sewer.

AMENITIES

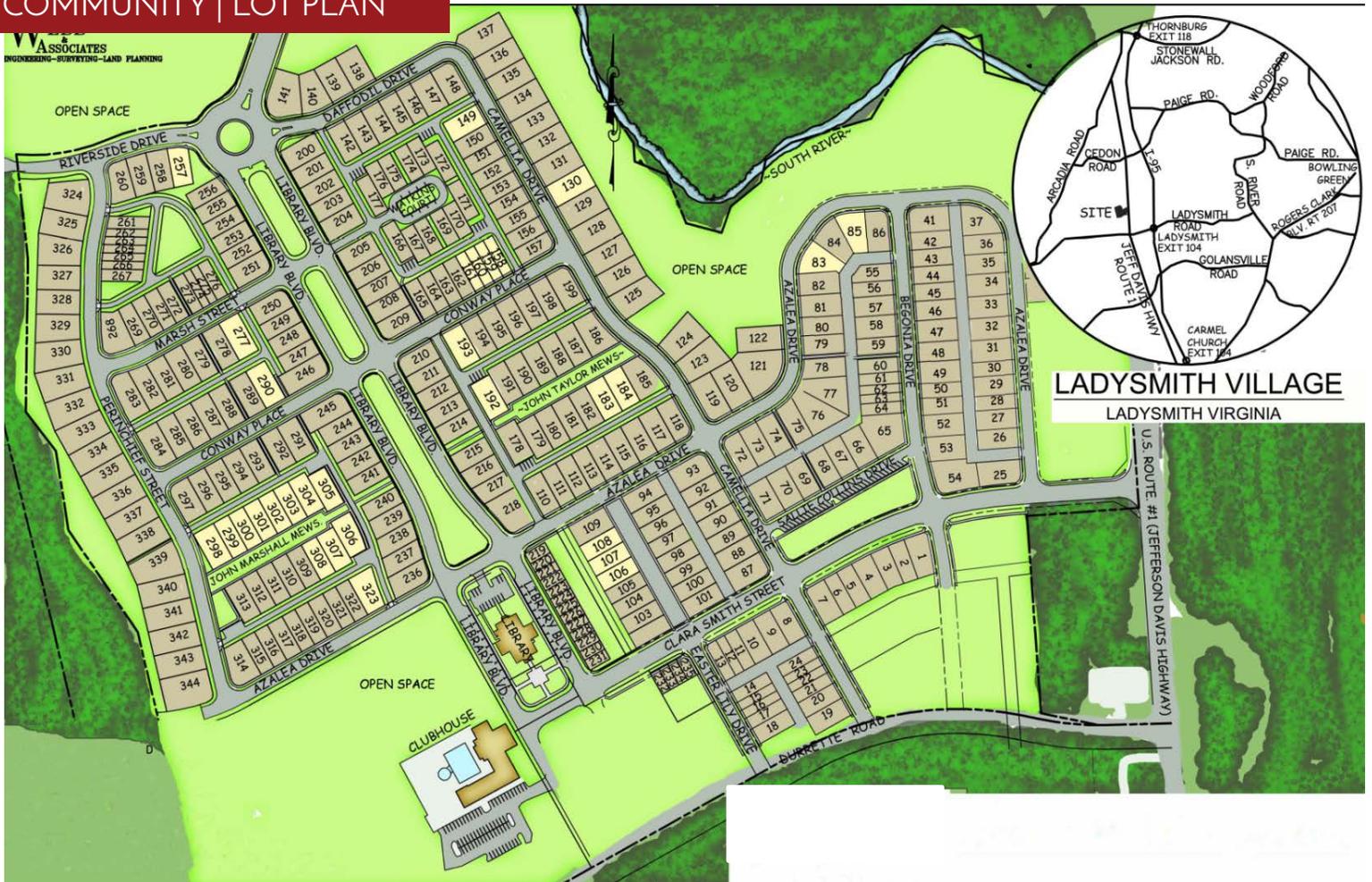
- Olympic Sized Pool
- Stunning Club House
- County Library
- Sidewalks Throughout
- Beautifully Landscaped
- Open Green Space
- YMCA within community
- New Elementary School (Lewis & Clark Elementary)
- And much more

SCHOOLS

- Lewis & Clark Elementary; New school located within the community
- Caroline Middle
- Caroline High



COMMUNITY | LOT PLAN



SPECS

- | | | | |
|-------------------------------|------------------------------------|---------------------------|--|
| • Lot Size: | 4,800-7,000 sq ft | • Number of Units: | 60 Finished Lots |
| • Tax Map Parcels: | 52E1 and 52F1 | • Offering Terms: | Single/Multiple Lots Available, Takedowns Available, Creative financing possible |
| • Utilities: | Public Water & Sewer | | |
| • Proffer/Impact Fees: | \$3,881.00 per lot proffer payment | | |

CALL FOR LOT AVAILABILITY



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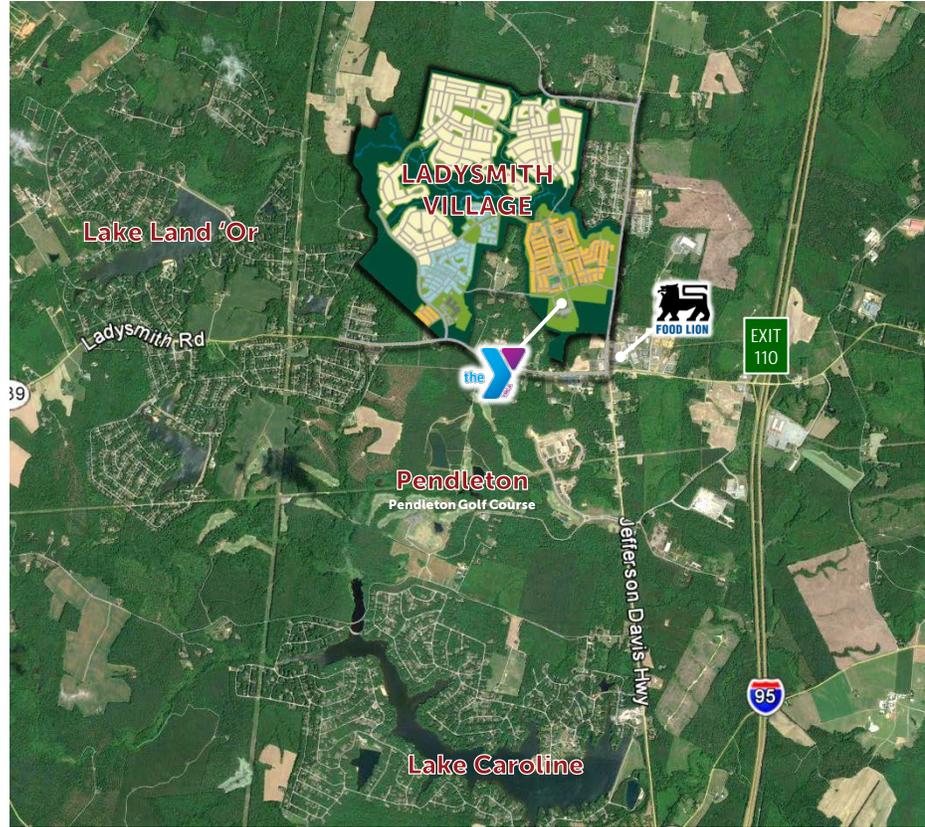
Jjarrell Properties
Real Estate Development

LOCATION CAROLINE COUNTY, VA

Caroline County Virginia is located less than 30 miles north of Richmond, the state capital, and is 70 miles south of Washington D.C. Caroline County touts the lowest taxes along the Interstate 95 corridor, while providing some of the most friendly incentives and infrastructure. Within the County there are four (4) strategically located Interstate Interchanges on I-95, one of which is only ½ mile from Ladysmith Village. Caroline County is rich with history, abundant with beautiful landscapes and overall a great place to live.

Golf courses, lakes, rivers, museums and lovely small towns are a few of the many attractions in the County. Caroline County is also home to The Virginia Sports Complex, a multi-sports facility with eight outdoor fields and an indoor facility with batting cages, volleyball courts, basketball courts and indoor turf fields. Caroline County is fast becoming a center for growth, while still offering relaxing and comfortable living at affordable prices.

- Located in Caroline County just 30 miles north of Richmond, Virginia
- Just ½ mile from I-95
- Nearby numerous lakes, golf courses, and many other recreational activities



BUILD YOUR NEXT HOME IN LADYSMITH VILLAGE

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