

OVERVIEW

The natural beauty and serenity of Presidential Lakes makes it one of the premier family-oriented residential communities in the region. Centrally located in the heart of King George County, Virginia, Presidential Lakes has over 800 homes scattered over 1000 beautifully wooded lots in four completely separated neighborhoods. Enjoy the rural, peaceful setting with the benefit of convenience to shopping, employment centers, and the numerous recreation areas nearby.

Jarrell Properties Inc. is offering 6 lots for sale that range from 20,000-38,000 sq. ft. in size and are ideal for walkout basements. Our selection includes three waterfront lots which feature incredible views of the lake. The lots have no proffers, impact fees, nor infrastructure payments and water & sewer connection fees have been prepaid.

- 6 Lots Available for Sale, including 3 Waterfront Lots
- No Proffers, Impact Fees, nor Infrastructure Payments
- Water & Sewer Connections have been Prepaid
- Great Builder Opportunity with multiple lots available



CONTACT

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Jarrell Properties, Inc.



LOTS & COMMUNITY

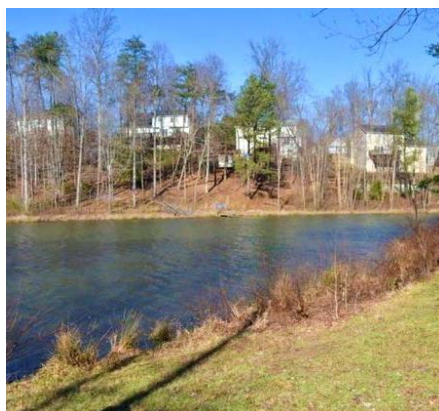
Presidential Lakes: 6 lots remaining for sale that range from 20,000-38,000 sq. ft. in size and are ideal for walkout basements. Includes three waterfront lots which feature incredible views of the lake.

AMENITIES

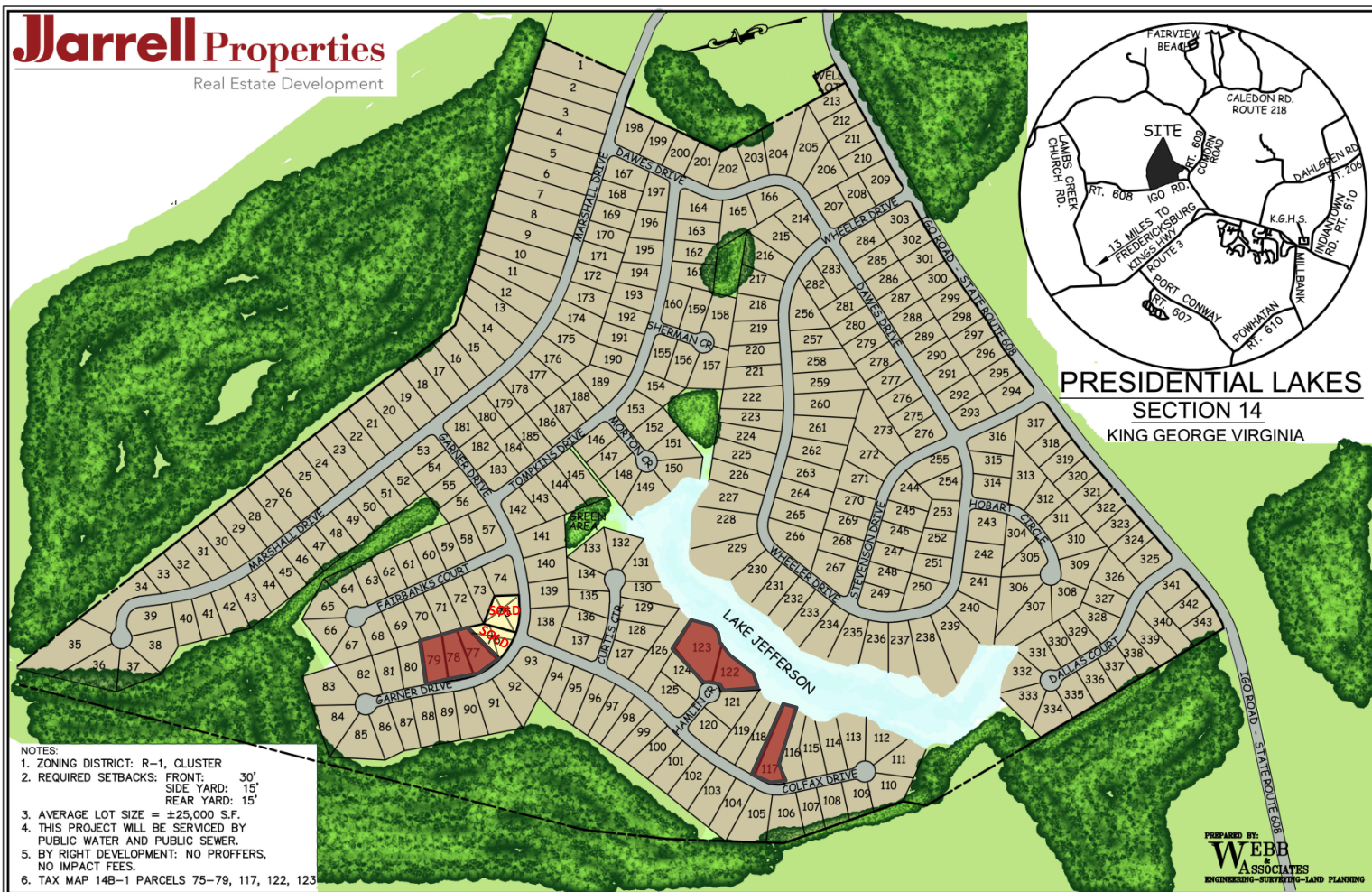
- Access to private lakes for kayaking and fishing; Waterfront lots offer direct access
- Community Center
- Swimming Pool
- Large Multi-Purpose Court
- Picnic Pavilions
- Boat Ramp, Beach and Covered Pavilion at Lake Monroe
- Additional Boat Ramp at Lake Madison
- Beautiful large wooded lots
- Nature/Walking Trails

SCHOOLS

- Sealston Elementary
- King George Middle
- King George High



COMMUNITY | LOT PLAN



SPECS

| | | | |
|-------------------------------|---|-------------------------|---|
| • Lot Size: | 20,000 – 38,000 | Number of Units: | 343 Finished Lots |
| • Tax Map Parcels: | 14B(1) – 77, 78, 79, 117, 122, 123 | Offering Terms: | Single lots available for purchase; Creative financing possible |
| • Utilities: | Public Water & Sewer | | |
| • Proffer/Impact Fees: | No proffers, Impact Fees Nor Infrastructure Payments; Prepaid Water & Sewer Connection Fees | | |

CALL FOR LOT AVAILABILITY

PRESIDENTIAL LAKES

KING GEORGE, VA

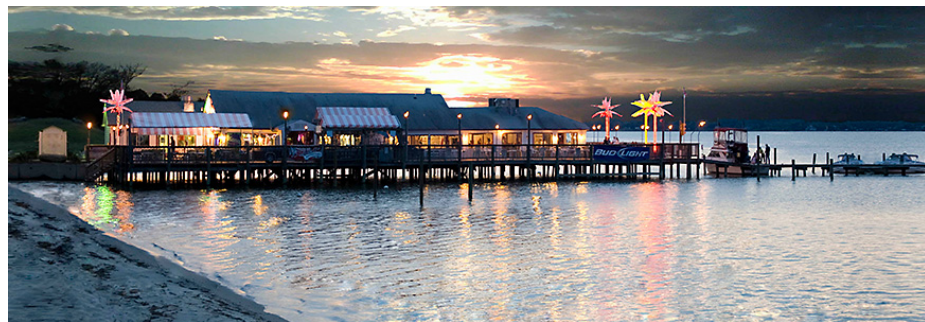
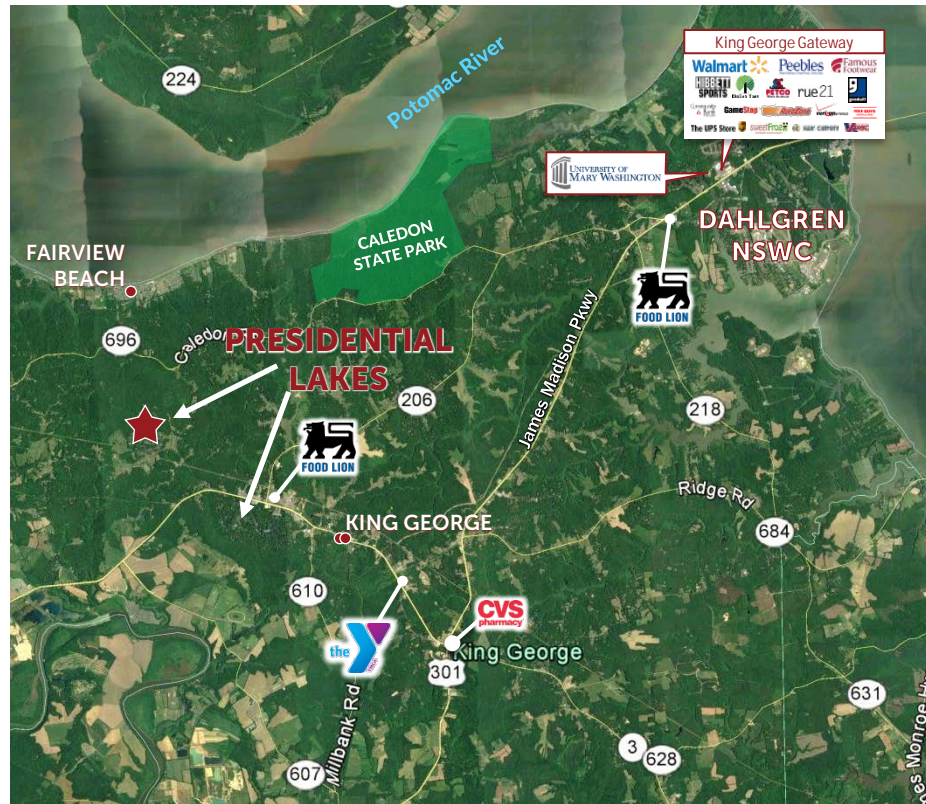
Jjarrell Properties
Real Estate Development

LOCATION

KING GEORGE COUNTY, VA

Presidential Lakes is located on Route 608/Igo Road less than 1 mile off of Route 3/Kings Hwy in the heart of King George County. The community benefits from the comforts of a rural setting while also convenient to shopping, dining and many recreational amenities.

- Only Minutes from Dahlgren NSW and University of Mary Washington – Dahlgren Campus (Built 2014)
- Within close proximity to both the Potomac and Rappahannock River; Less than 5 miles from Fairview Beach
- Approximately 8 miles to Route 301/James Madison Pkwy and 11 ½ miles to the Harry Nice Bridge crossing the Potomac River into Maryland
- Convenient to King George High School, a Food Lion anchored shopping center and other shopping, dining and services at the Shoppes at First Lady
- 20 minutes from Historic Downtown Fredericksburg



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