

new developments

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BELMONT VILLAGE: THE GATEWAY TO DOWNTOWN CHARLOTTESVILLE

Coming soon is Belmont Village, an exciting new townhouse community located at the gateway to Charlottesville – at the intersection of Monticello Avenue and Quarry Road, right beside the Charlottesville welcome sign. Tom Selinger of Selinger Homes is the Builder/Developer and Marina Ringstrom of Real Estate III is the Exclusive Marketing Agent. Marina and Tom have teamed up once before at the extremely popular Bargamin Park project in Crozet.

“Belmont Village will consist of 27 exceptional Townhomes,” states Marina Ringstrom, “It’s a fantastic location, in the heart of Charlottesville. Residents will be able to walk to the Downtown Mall where they’ll find a plethora of entertainment, shopping, dining, and all accessible within minutes!”

Architecturally designed by Rick Funk of DBF Associates, these three-story units are scheduled to break ground before 2007. Marina Ringstrom, Listing Specialist with Real Estate III, is anticipating that Belmont Village will be one of the hottest selling townhome projects this year.

“It has become extremely popular for UVA alumni and families of college bound students to invest in city townhomes and condo’s. Those seeking an “in-town” luxury townhome will not be disappointed. Belmont Village will fit the bill as they are not only convenient, but beautifully finished from top to bottom”, she explained.

The distinctive homes at Belmont Village will have three levels, covered porches, double balconies and an abundance of windows allowing lots of natural light from all directions. The interior floor plans will incorporate elliptical arches and columns that add such style!

Eleven of the town homes – the Clarke Models – will have two-car garages with distinctive carriage-style doors. And spaciousness abounds in each of the homes. The Belmont will offer 2,470 finished square feet, the Avon has 2,278 square feet, and the Clarke will have 1,650 square feet, plus the garage.

“The terrace levels will all be finished,” Marina stated. “Each has a full bath, an enormous recreation/bedroom and a large utility room, a very important feature for city

dwellers. Storage is key and we’ll have plenty of that.”

The location is second to none. Belmont Village is within a few hundred yards of the I-64 exchange and only minutes to the Downtown Mall. The project is directly across the road from Quarry Park, a pristine recreation area with ball diamonds, walking trails and access to Moore’s Creek. The beautiful Rivanna Trail is also close by.

But the characteristics that will set Belmont Village apart from the norm will include over \$45,000 in luxury upgrades that are standard with each townhome. True 3/4 inch thick oak hardwood flooring, Venetian gold granite countertops with cherry cabinetry & dovetail drawers, ceramic tile in all bathrooms and premium stainless steel appliances, just to name a few.

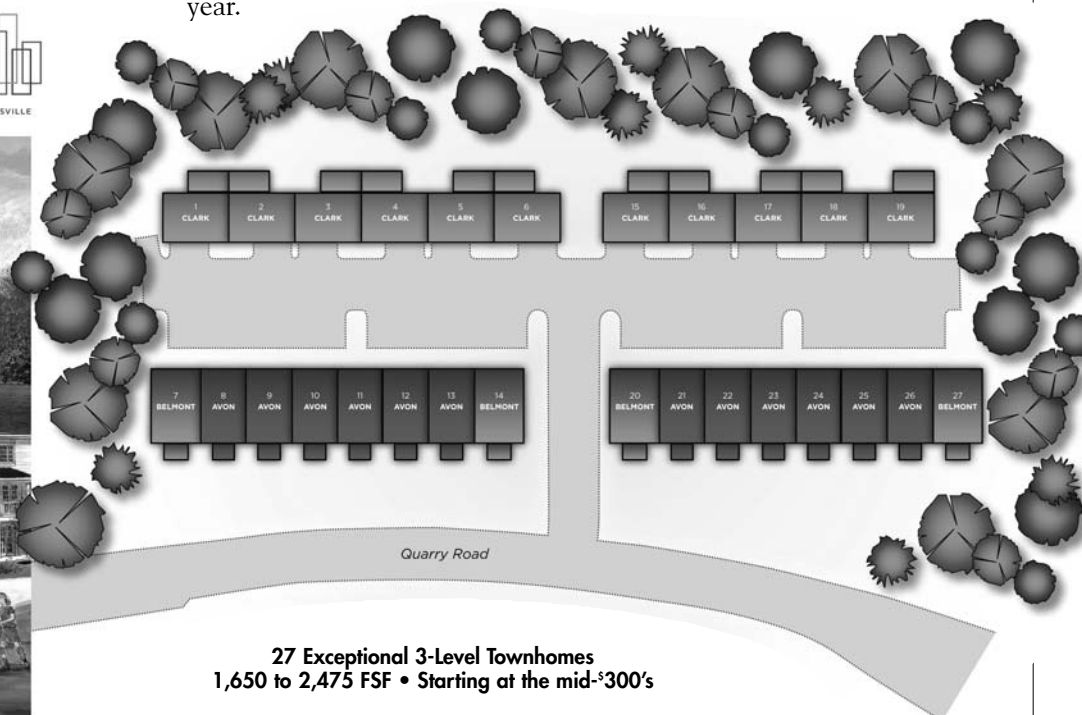
Interior designer Heidi Brooks of Generations Interior Design has also added her touch to these 27 beautiful townhomes. “Heidi has been a tremendous asset to this project,” Marina emphasized. “I’ve worked with Heidi for over 10 years now and both Tom Selinger of Selinger Homes and I are very excited about Heidi’s participation.”

Heidi worked with Selinger Homes most recently during the 2006 Parade of Homes where they won 1st place overall in the luxury \$1,000,000 + category. Through the years, Selinger has been a premier builder in Charlottesville & Albemarle County with 15 to 20 distinctive homes in Glenmore. Selinger has also built homes at Virginia Farms and Bargamin Park.

“What a tremendous value for a brand new, 3-level 2470 finished square foot town home, a sensational in-town location and luxurious interior amenities,” Marina emphasized. “The demand for this product is very high and an opportunity to reserve one of these great homes is just a phone call away.”

For floor plans, master site map and any questions you may have, contact Marina Ringstrom with Real Estate III at 434-465-0035. Email Marina at: www.MyCharlottesvilleHome.com.

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