

real estate investments

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COMING SOON: BELMONT VILLAGE THE GATEWAY TO DOWNTOWN CHARLOTTESVILLE

An exciting new project is underway in Downtown Charlottesville: Belmont Village, literally at the entrance to downtown. This exciting new townhouse community is located at Monticello Avenue and Quarry Road, beside the Charlottesville welcoming sign. Tom Selinger of Selinger Homes is the Builder/Developer and Marina Ringstrom of Real Estate III is the Exclusive Marketing Director. Marina and Tom have teamed up once before at the extremely popular Bargamin Park project in Crozet.

The infill development will feature 27 exceptional town homes nestled into a private, wooded hillside. Architect designed, the distinctive homes will have three levels, covered porches, double balconies and an abundance of windows allowing lots of natural light from all directions.

Eleven of the town homes – the Clarke Models – will have two-car garages with distinctive carriage-style doors. And spa-

aciousness 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.”

City dwellers will find the location 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.

Some of the standard amenities offered in the town homes at Belmont Village include granite countertops, custom cherry or maple cabinetry, beautiful three-inch strip hardwood flooring, ceramic tile and elegant elliptical arches on the main level. And the prices are among the most competitive in Charlottesville.

“The three and four bedroom homes with three and a half baths are expected to price out from the mid- to upper-\$300,000’s,” Marina stated.

“We expect these to be the best selling new town homes in Charlottesville.”

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.

The land is now being cleared and the fine craftsman of

Selinger Homes will soon

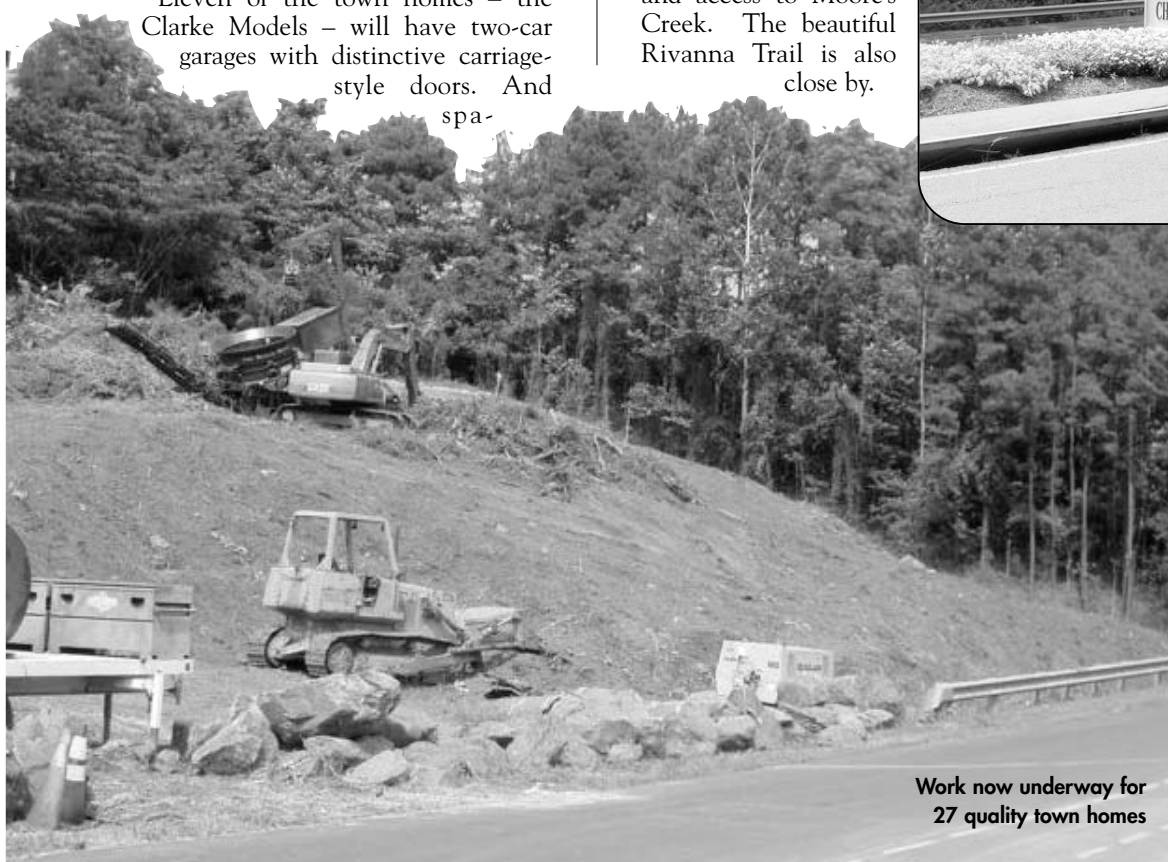
be at work at Belmont Village, with a projected initial delivery of Spring '07.

Bargamin Park in Crozet was a huge successful and a quick sell out. Buyers were overwhelmed with the distinctive styling and the amenities available at value prices. This Selinger/Ringstrom project should be another huge hit on the real estate scene and an outstanding investment as well.

“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

The new Selinger project is located at the corner of Monticello Avenue and Quarry Road at the entrance to Charlottesville



Work now underway for
27 quality town homes