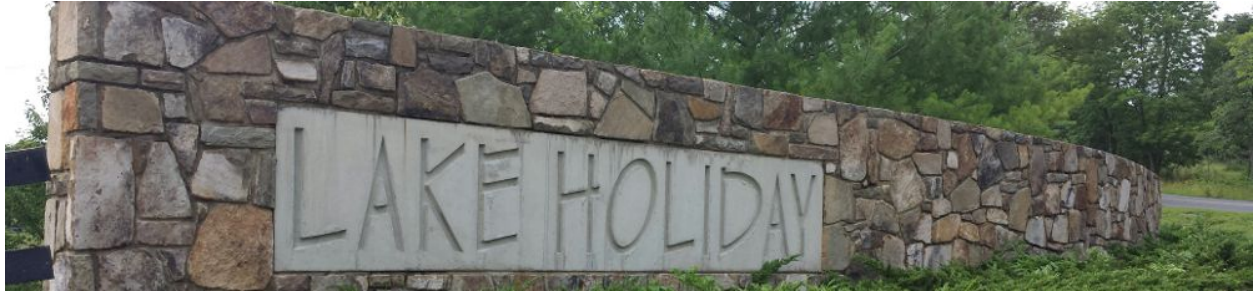


16 Buildable Lot Package



Lake Holiday Country Club

Lake Holiday Country Club is a gated community located in Cross Junction VA, 15 miles northwest of Winchester and 90 miles west of Washington DC. Built around a 240 acre man-made lake that offers 2 sandy beach areas, a 91 slip boat marina along with kayak and canoe storage areas, a slalom water course, 2 beach volleyball courts, tennis, basketball, and community events held by the activities committee.

Lake Holiday Country Club also features a newly refinished clubhouse that contains a gym, lending library, convenience store open during the summer, and large great room with commercial kitchen available to rent for events.

Lake Holiday offers picturesque, peaceful living in a wooded setting made up of about 900 homes. Beach 2 also offers camping spots for members to enjoy the lake.

Location

Lake Holiday is accessible just off of route 522N at the northern tip of Virginia, making it an easy commute to routes 81, 50, 7 and 66 which serve northern Virginia, Maryland, West Virginia and Washington DC.

Photos of Lake Holiday Community



Community residents enjoy many social clubs, live performances, fireworks, dinners, visits from Santa, and social gatherings throughout the year.

Misty Weaver | 540-999-8826 | misty@lakeholidayvaproPERTIES.com
Keller Williams | 2971 Valley Ave | Ste 105 | Winchester VA | 22601

Recent New home sales

Dan Ryan and Oakcrest Builders are currently building in Lake Holiday. Their most recent new home sales are listed below.

In this lot package there are 7 lots at the front of the community suitable to a model home with easy access from the front gate.

Address	Sales Price	Bed	Full Bath	Half Bath
162 Country Club Dr	\$349,130	3	2	1
206 Country Club Dr	\$322,298	4	4	1
710 Masters Dr	\$314,990	3	2	1
107 Green Dr	\$312,196	3	3	
121 Eagle Dr	\$309,474	4	3	1
Country Club Dr	\$302,213	3	2	1
110 Colonial Dr	\$302,213	4	2	1
706 Masters Dr	\$277,964	4	2	1
117 Eagle Dr	\$268,420	4	2	1
104 Eagle Dr	\$266,000	5	3	
104 Colonial Dr	\$260,000	4	3	1
115 Eagle Dr	\$259,990	4	2	1
108 Colonial Dr	\$243,000	4	2	1
118 Country Club Dr	\$227,399	4	2	1
106 Eagle Dr	\$227,171	3	2	
Masters Dr	\$215,760	3	2	

Lot List

The lot numbers do not correspond to addresses, they correspond to the tax map ID lot number.

Lot	Street	SQFT	Tax ID
43	Lakeview Dr	11,096	1934
134	Ashby Cir	12,352	2927
167	Lakeview Dr	14,138	2019
281	Quail Ct	29,561	1669
493	Country Club Dr	18,140	2707
496	Country Club Dr	12,982	2710
507	Country Club Dr	11,400	2721
509	Country Club Dr	13,193	2723
510	Country Club Dr	16,462	2724
1133	Masters Dr	11,834	3534
1134	Masters Dr	10,110	3535
1140	Masters Dr	12,490	3541
1141	Masters Dr	13,617	3562
1164	Colonial Dr	13,266	3555
1165	Colonial Dr	10,000	3556
1166	Colonial Dr	10,000	3557

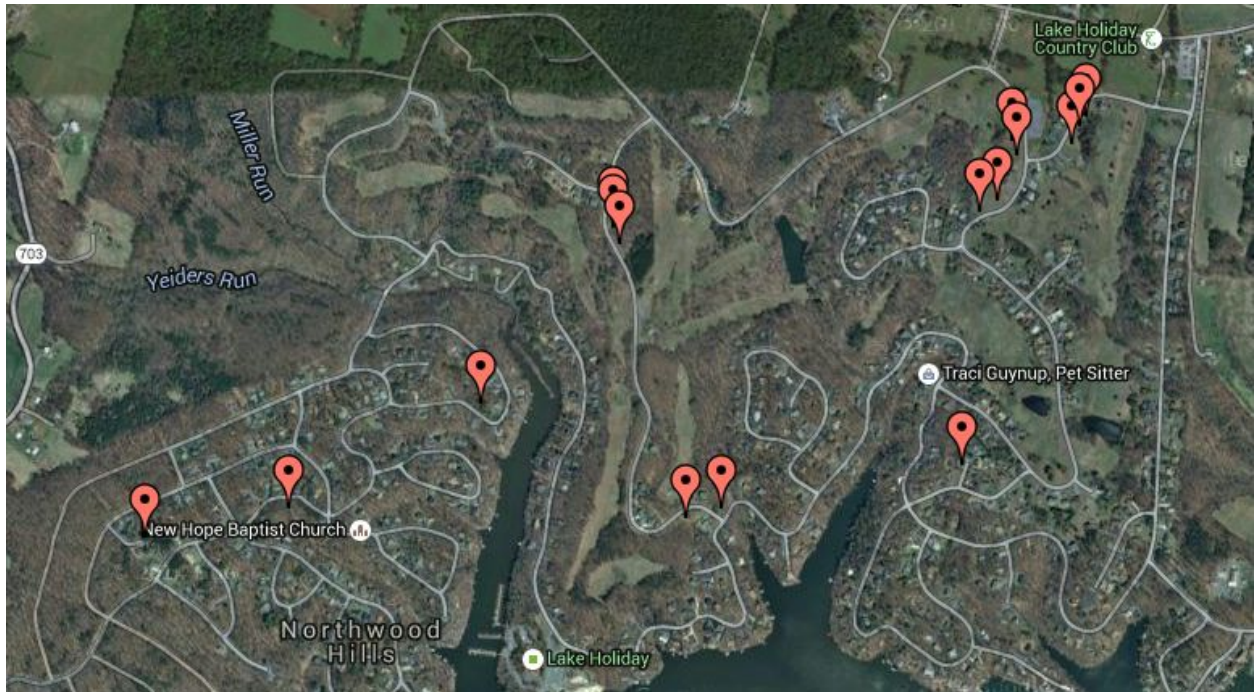
Lot Package Price: \$231,000

Capitalization Fee:

There is a one time \$2000 per lot fee due at closing on all buildable lots and homes sold in Lake Holiday. This fee is included in the sale price with a full price offer.

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Lot Locations



See the interactive map here:

<http://www.zeemaps.com/view?group=1852822&x=-78.318814&y=39.318036&z=3>

Colonial Drive Lots 1164, 1165, 1166



Misty Weaver | 540-999-8826 | misty@lakeholidayvaproperties.com
Keller Williams | 2971 Valley Ave | Ste 105 | Winchester VA | 22601

Masters Dr Lots 1133, 1134



Masters Dr Lots 1140, 1141



Country Club Dr Lots 493, 496



Country Club Lots 507, 509, 510



Lakeview Dr Lot 43



Lakeview Dr Lot 167



Misty Weaver | 540-999-8826 | misty@lakeholidayvaproPERTIES.com
Keller Williams | 2971 Valley Ave | Ste 105 | Winchester VA | 22601

Ashby Circle Lot 134



Quail Ct Lot 281



Lot Photos





The lots in the package are premium Lake Holiday lots, with flat terrains which is extremely hard to find in Lake Holiday. Lot 493 on Country Club Drive has a winter lake view.

Seven of the lots are located near the gate and current Dan Ryan and Oakcrest Builders model homes.

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