

**Chris Colasuonno & "TEAM COLA"**  
*Presents*

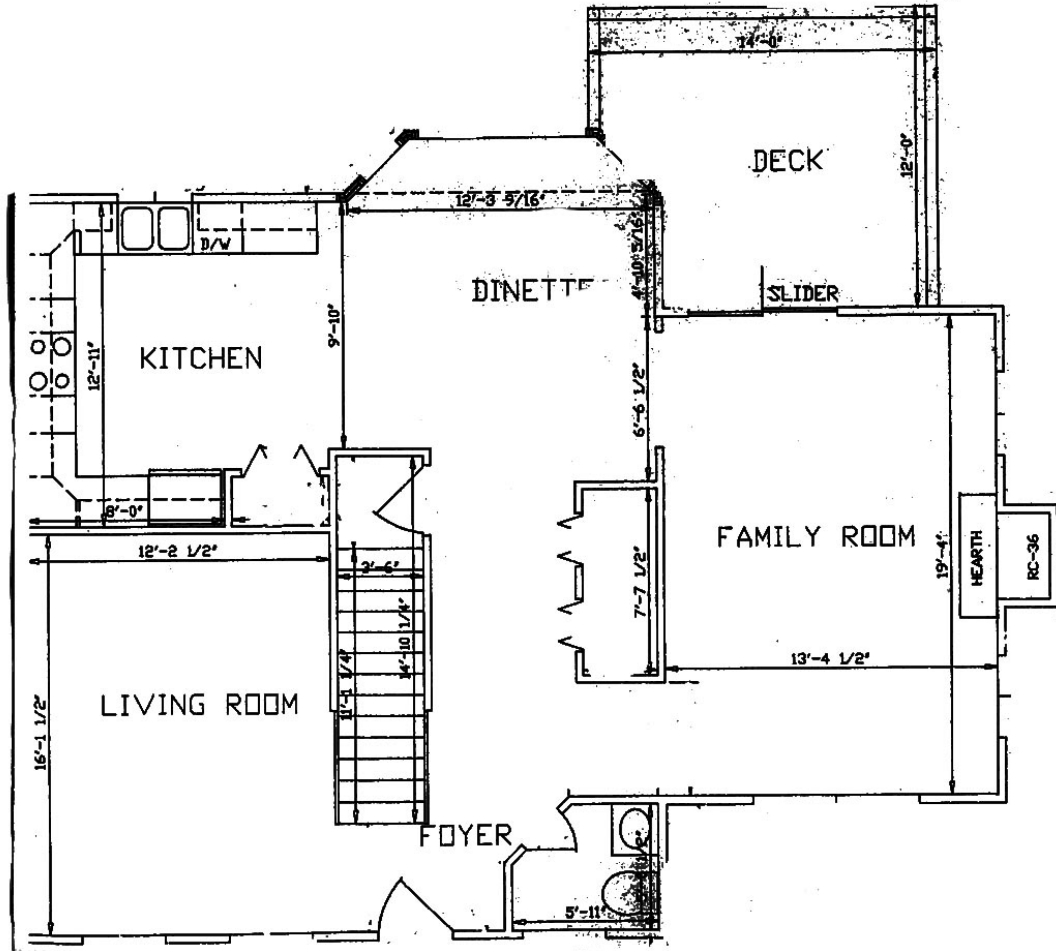
# 11 Horseback Lane



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# 1st Floor



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# Lake Monticello Facts



Lake Monticello is a private, gated 3,500-acre community of 4,611 lots with more than 2,800 single-family homes and 15 condominium units. The community, approximately 15-miles east of Charlottesville, Virginia, is located around a 350-acre manmade lake (fed by some 200 springs) with 22.5 miles of shoreline. Home sites are connected by 60 miles of roads and served by a central water and sewage system. All utilities, including telephone, electric, and cable television are underground.

The community is patrolled 24-hours a day by a private police department and is served by a volunteer fire department and rescue squad. Access to Lake Monticello is limited to property owners and tenants, their family members and guests, associate members, and authorized groups for special activities.



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# Lake Monticello Facts

The beautiful main lake is ideal for boating, water-skiing, and fishing. A marina with docks and a concrete launching area is available to serve boaters. Five beaches with picnic areas are located around the main lake. The Lake Monticello Golf Course is an 18-hole, 72-par PGA championship course, with a golf clubhouse housing a pro shop and snack bar. Other recreational facilities include a swimming pool, softball and soccer field, tennis and basketball courts, playgrounds, and a campground with bathhouse, electrical, water and sewer hookups. The Clubhouse contains the Lakeview Dining Room and Pub for dining and the Terrace Room and Falconer Room for meetings and special events.



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# Lake Monticello Map



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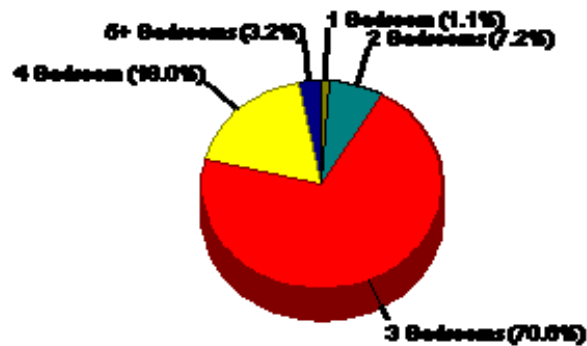
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# Lake Monticello Facts

## Home Ownership

For Neighborhood Within Locality of Lake Monticello

Owner Occupied Households = 87.8%  
Median Housing Value = \$125,488  
Median Number of Bedrooms = 3



Home Size Breakdown



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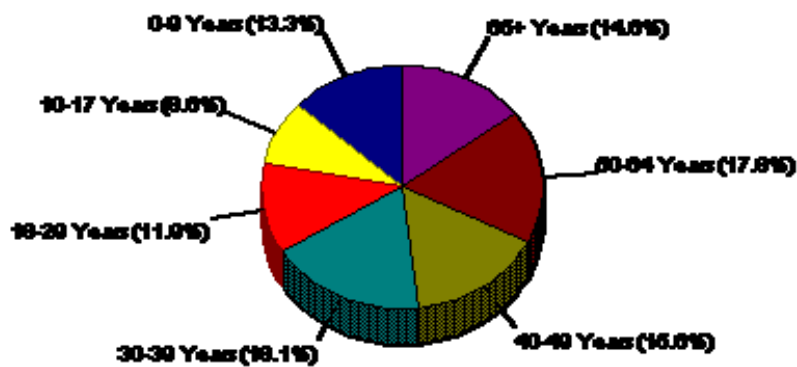
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# Lake Monticello Facts

## Age Breakdown

For Neighborhood Within Locality of Lake Monticello

Average Age = 38.9 Years



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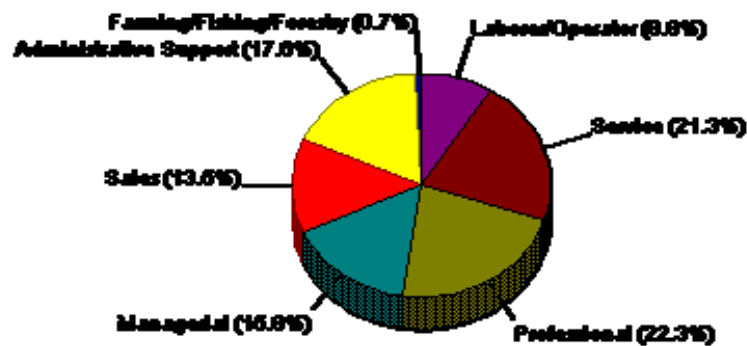
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# Lake Monticello Facts

## Employment

For Neighborhood Within Locality of Lake Monticello

**Average Travel Time To Work = 33.0 Minutes**



Occupation



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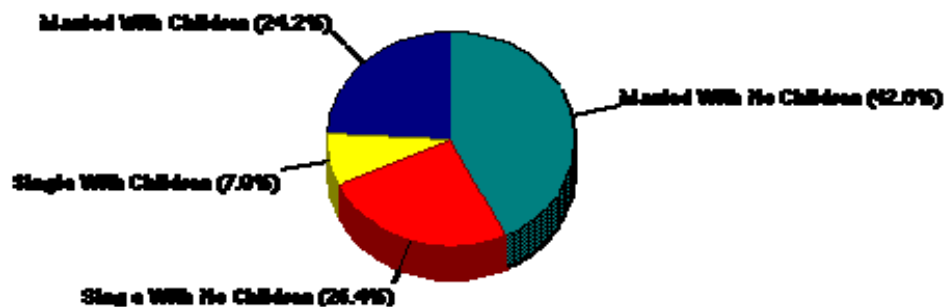
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# Lake Monticello Facts

## Household Characteristics

For Neighborhood Within Locality of Lake Monticello

**66.6% Married**  
**32.1% With Children**



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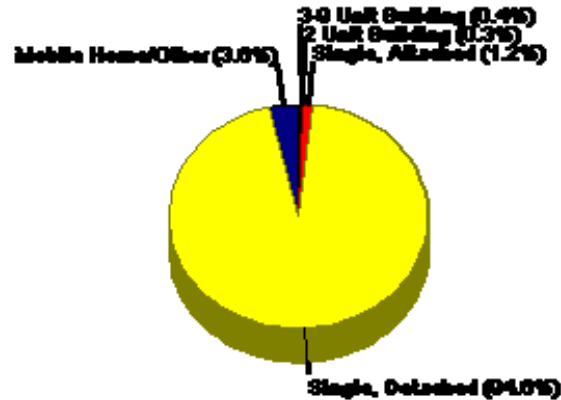
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# Lake Monticello Facts

## Housing Characteristics

For Neighborhood Within Locality of Lake Monticello

Average Age of Housing 9 years



Type of Dwelling



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# Schools

## School General Facts

FOR FLUVANNA COUNTY PUBLIC SCHOOLS

**FLUVANNA COUNTY PUBLIC SCHOOLS**  
1400 JAMES MADISON HIGHWAY  
PALMYRA, VA 22982  
404-666-6200

Type:	Independent Local School District
Grade Range:	Pre Kindergarten - 12th
Schools:	8
Teacher:	234
Students:	3,188
Student/Teacher Ratio:	13.6 To 1
Student/Librarian Ratio:	631.7 To 1
Secondary Student/Guidance Counselor Ratio:	228.8 To 1

State Ranking  
83rd Percentile

Neighborhoods Education Index™  
817

National Ranking  
82nd Percentile



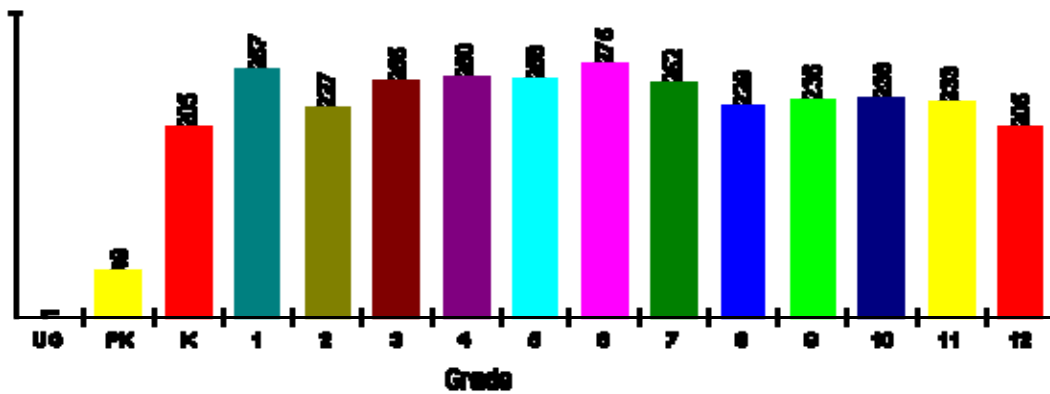
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# Schools

## Student Enrollment By Grade FOR FLUVANNA COUNTY PUBLIC SCHOOLS

Total Enrollment = 3,160



State Enrollment Ranking: 78 of 132 (41st Percentile)  
National Enrollment Ranking: 3,482 of 16,679 (77th Percentile)



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# Schools

## **PALMYRA ELEMENTARY SCHOOL**

RT 15, PALMYRA, VA 22963

Phone: 804-589-8516

## **CENTRAL ELEM.**

STATE ROUTE 649, PALMYRA, VA 22963

Phone: 804-589-8318

Grade Range: Kindergarten - 5th

Student/Teacher Ratio: 13.2

Students/Teachers: 1,146/87

Enrollment by Grade K - 123 1 - 172 2 - 147 3 - 186 4 - 260 5 - 258

## **COLUMBIA DIST. ELEM.**

ST RT 608, PALMYRA, VA 22963

Phone: 434-589-8613

Grade Range: Kindergarten - 2nd

Student/Teacher Ratio: 10.4

Students/Teachers: 83/8

Enrollment by Grade PK - 6 K - 22 1 - 27 2 - 28

## **CUNNINGHAM DIST. ELEM.**

STATE ROUTE 640, PALMYRA, VA 22963

Phone: 434-842-3197

Grade Range: Kindergarten - 3rd

Student/Teacher Ratio: 12.2

Students/Teachers: 292/24

Enrollment by Grade PK - 43 K - 60 1 - 68 2 - 52 3 - 69

## **FLUVANNA MIDDLE**

RT 15, FORK UNION, VA 23055

Phone: 434-842-2222

Grade Range: 6th - 8th

Student/Teacher Ratio: 14.8

Students/Teachers: 756/51

Enrollment by Grade 6 - 275 7 - 252 8 - 229

## **FLUVANNA COUNTY HIGH**

ST RT 649, PALMYRA, VA 22963

Phone: 434-589-3666

Grade Range: 9th - 12th

Student/Teacher Ratio: 14.3

Students/Teachers: 913/64

Average SAT: 979 (Math 482 Verbal 497)

Students Taking SAT: 48%

Enrollment by Grade UG - 1 9 - 236 10 - 238 11 - 233 12 - 205



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# Utilities

## Electrical Service

Virginia Power .....1-888-667-3000

## Phone Service

Sprint .....1-800-535-0189

## TV Cable / Internet Service

Cable is available in the community and DSL broadband for computer services is available. Satellite Dishes (18") are permitted in the community.

Adelphia Cable .....1-800-835-4949

## Water / Sewer

Lake Monticello is on public water and sewer.

Aqua Source .....434-589-8264

## Trash

Lake Monticello provides roadside trash collection and recycling pickup by Waste Management (WM) for all completed homes.

## Boat Docks

A boat launch is available at the Marina, and any property owner may bring a boat to the Lake. Slips are available on an annual fee basis, and are located at the Marina and at Beach 3. Jet Skis are not permitted at Lake Monticello, and the maximum speed on the Lake is 35 MPH.



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This home listed by:

# Chris Colasuonno

ABR, SRES, Associate Broker

***“TEAM COLA”***

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**[www.ILoveCharlottesville.com](http://www.ILoveCharlottesville.com)**



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