



## *The Glenmore Lifestyle*

*Glenmore is much more than an address; it's a lifestyle.* Drive through a secure gatehouse & into a community set among some of the most beautiful countryside imaginable. Distant mountains, rolling pastures, ponds, woods and the Rivanna river. In fact, over 500 acres are dedicated to common greenway landscaping.

Glenmore offers a unique lifestyle that blends natural beauty, high-end homes, and an abundance of opportunities for active pursuits: equestrian center, golf course, tennis courts, fishing pond, walking and biking trails, and a clubhouse with fine dining.



### **Equestrian**

Community bridle trails span nearly 1300 acres. The Equestrian Center has a 32-stall boarding barn, paddocks, training/teaching arena & professional show ring.

### **Tennis**

9 state-of-the-art HAR-TRU® clay hydrocourts 4 Deco-Turf courts, 2 paddlecourts & a top-notch professional staff. 11 of the courts are lighted.

### **Golf**

18-hole, par 72 championship golf course for golfers of all skill levels, Play from 5,100 to 6,900 yards marked by wide greens, tight fairways, elevated tees and challenging bunkers.

### **Trails**

Five miles of trails for biking, walking, & running meander through scenic landscapes of wooded hills, ravines, and along the Rivanna river.

### **Fitness & Aquatics**

State-of-the-art fitness facility with cardio & weight machines and group & individual instruction. The aquatic complex includes a junior Olympic swimming pool for diving, lap swimming, or recreational use. A separate adult pool accommodates fitness classes.

### **Clubhouse**

The gracious Georgian Clubhouse, with stunning mountain & river views, has updated spaces; grand ballroom, dining room, meeting rooms, & plush lounge/bar area.

### **HOA**

All Glenmore residents currently pay \$1,020/year for HOA dues. The Glenmore Bremerton Cottage homeowners pay an additional \$1,078/year for ground maintenance. The Glenmore Scottish Homes homeowners pay an additional \$1,400/year for ground maintenance.



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## Charlottesville/Albemarle Area

Charlottesville has earned numerous awards as a Best Place to Live. Home to the university of Virginia, it's a vibrant small city and college town. A thriving arts scene, top collegiate teams, and a stable economy make life idyllic. Surrounded by the historical homes of the founding fathers, horse farms, and the spectacular vineyards of Virginia's thriving adolescent viniculture, area residents enjoy an overwhelming array of attractions and activities.

### Location

In central Virginia at the foot of the Blue Ridge mountains: Washington DC – 2 hours; Richmond – 1 hour; ocean – 3 hours; skiing – 1 hour.

### Population

Albemarle – 100,000 Charlottesville - 45,000

### Climate

Mean annual average temp - 57 degrees. June – August the average temp is 75; December - February, 37.

### Airport

Charlottesville/Albemarle (CHO) 30 minutes away

### Medical

University of Virginia Health System – nationally recognized teaching, research, & primary care.  
Martha Jefferson Hospital – award winning patient-care community hospital

### Taxes

Real estate - \$0.839 / \$100 of assessed value  
Personal property - \$4.28 / \$100 of assessed value

### Schools

Stone Robinson Elementary - Burley Middle - Monticello High. Numerous private schools. UVA & PVCC.