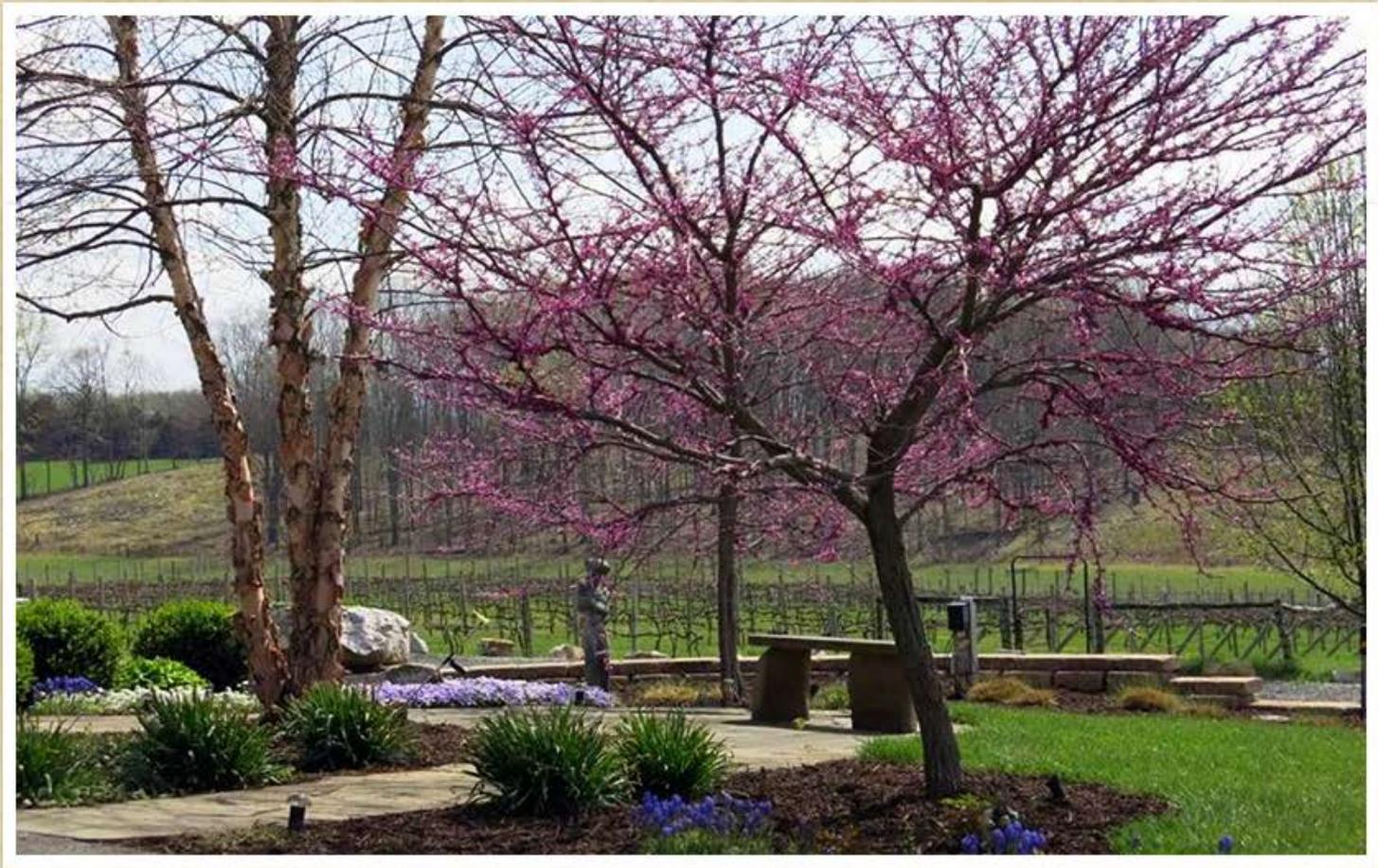


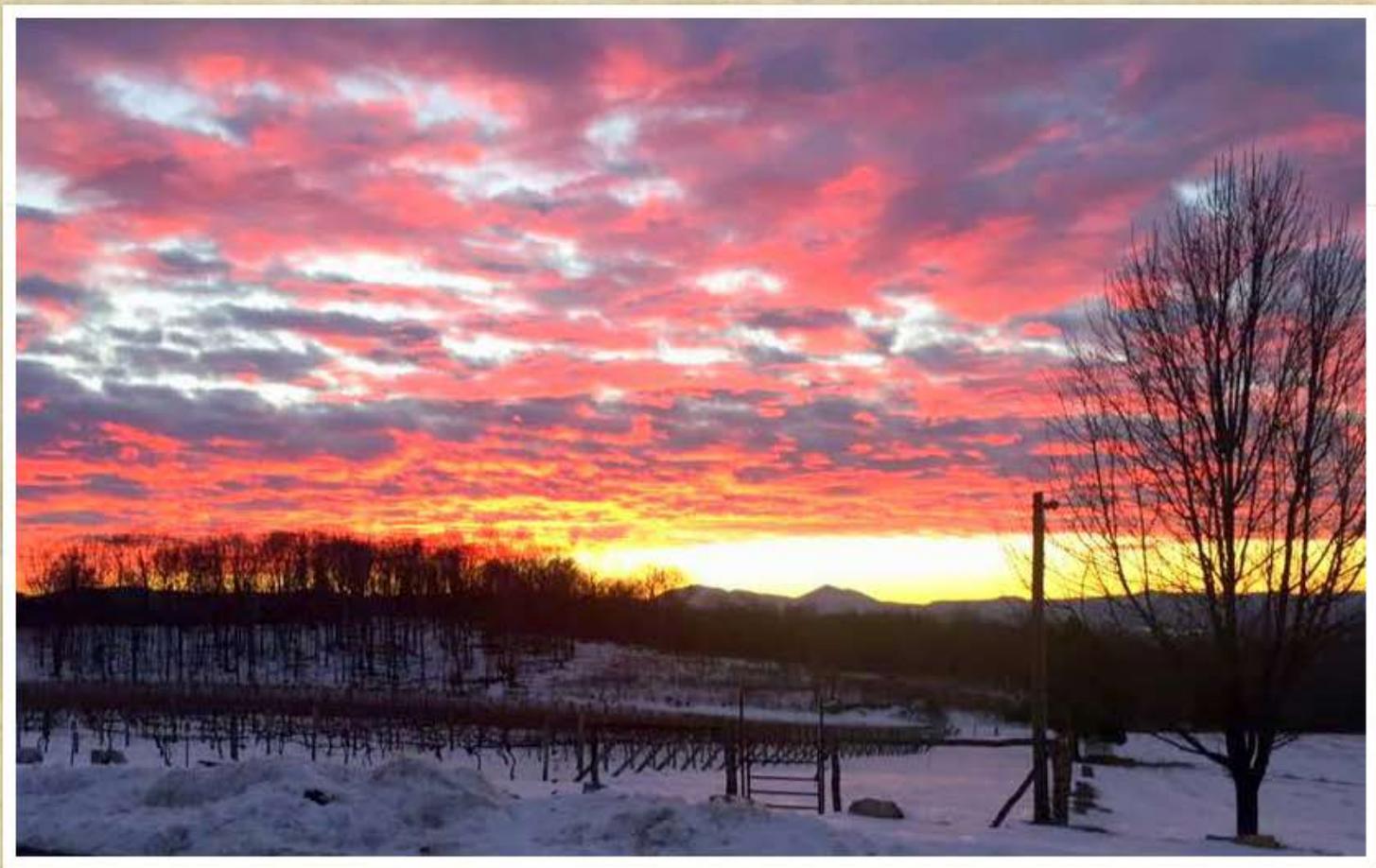
Virginia Mountain Vineyards

Where the best of Virginia comes together...mountain views, fine wine, and the vineyard lifestyle









Virginia Mountain Vineyards

Gloriously nestled between the Allegheny and Blue Ridge Mountains, this stunningly situated mountain estate with residence, vineyard, winery, and event center is located at 1650' elevation in the southern region of the Shenandoah Valley. The 91 acre parcel sits on a ridgeline with exquisite views of the Blue Ridge and Alleghany mountains, and contains a mature nine acre vineyard, a lovely nine room 2,900 s/f residence, a 6,100 s/f tent covered event patio, and a large winery/multi-purpose building. The quaint small town of Fincastle is nearby, however downtown Roanoke and Roanoke/Blacksburg regional airport are only about 35 minutes away.

The Vineyard, Winery and Tasting Room:

The mature and well-tended vineyard was planted in 1998 and consists of 2.9 acres of Chardonnay, 1.9 Cab Franc, 1.9 Traminette, 1 Merlot and 1.5 Petit Verdot. The soil is a 60' deep alluvial mix that produces consistently outstanding fruit and the elevation provides a frost-free environment. The vineyard is fenced and there is significant room for additional planting. There is a 3,900 s/f winery/multi-purpose building where the winery's award-winning wines are produced. This building has 200 amp electric service with 3 phase power. VMV also has a small, but cozy tasting room and gift shop, which is adjacent to a covered patio, a 12 foot octagonal gazebo, and a picnic area. There is also a perfectly suited area on the property toward the main entrance, with magnificent views, that could accommodate a new, expanded tasting room and events center structure should new owners so desire.

The Home:

Built in 1997, the home features panoramic views, a circular side drive area leading to a detached garage area. The interior features a 1st floor master suite with walk-in closet area, full bath with garden tub and a separate shower. There are 2 additional bedrooms on the second level with 1 ½ bathrooms. In the kitchen, there are granite counter-tops, natural oak cabinetry, a natural gas cook-top, and an eye level built-in electric oven.

The Special Event Space:

The large special event space is a decorative paver block patio, configured to accommodate the property's spacious, tri-peaked tent with removable cathedral window sides that can handle an event with up to 250 guests. The event center is surrounded by luxurious landscaping, with decorative walls, chandeliers, column lights, and under wall low voltage lighting. It is designed for comfort no matter the weather, as it has its own dedicated HVAC system, and is sited to provide scenic views across the vineyards, to the mountains beyond. There is also a quaint wooden cottage at one end of the event patio with temperature controlled men's and women's restrooms, and a bride's dressing room. All the rooms are handicap accessible, and have heat and air-conditioning.

In Summary:

This is a unique property whose terroir driven wines express a complexity and depth commensurate with the stunning setting in which they're produced. It is wonderful lifestyle and business opportunity, and poised for continued growth, especially with respect to wedding and other special events, and is located in an area ready to support it!

What people are saying about Virginia Mountain Vineyards

“ My husband and I had a romantic wedding ceremony and reception set in the vines with a view of the Blue Ridge Mountains. VMV was the ideal setting for the wedding of our dreams without an outrageous price tag! ”



“ Our first visit to Virginia Mountain Vineyard last night. It was a fabulous experience. Beautiful place, the owners are so nice and the wine was great. We enjoyed the music by Runaway Jones, delicious Bailey's Chocolate and good food. ”

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“ Great place to relax, drink wine, listen to live music, enjoy beautiful scenery. If you want to drink home grown wine in Botetourt County this is the place to go. ”



“ My husband and I recently stopped by while on a road trip from Maryland. The owners were very nice, had great wine, and a beautiful location. ”

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