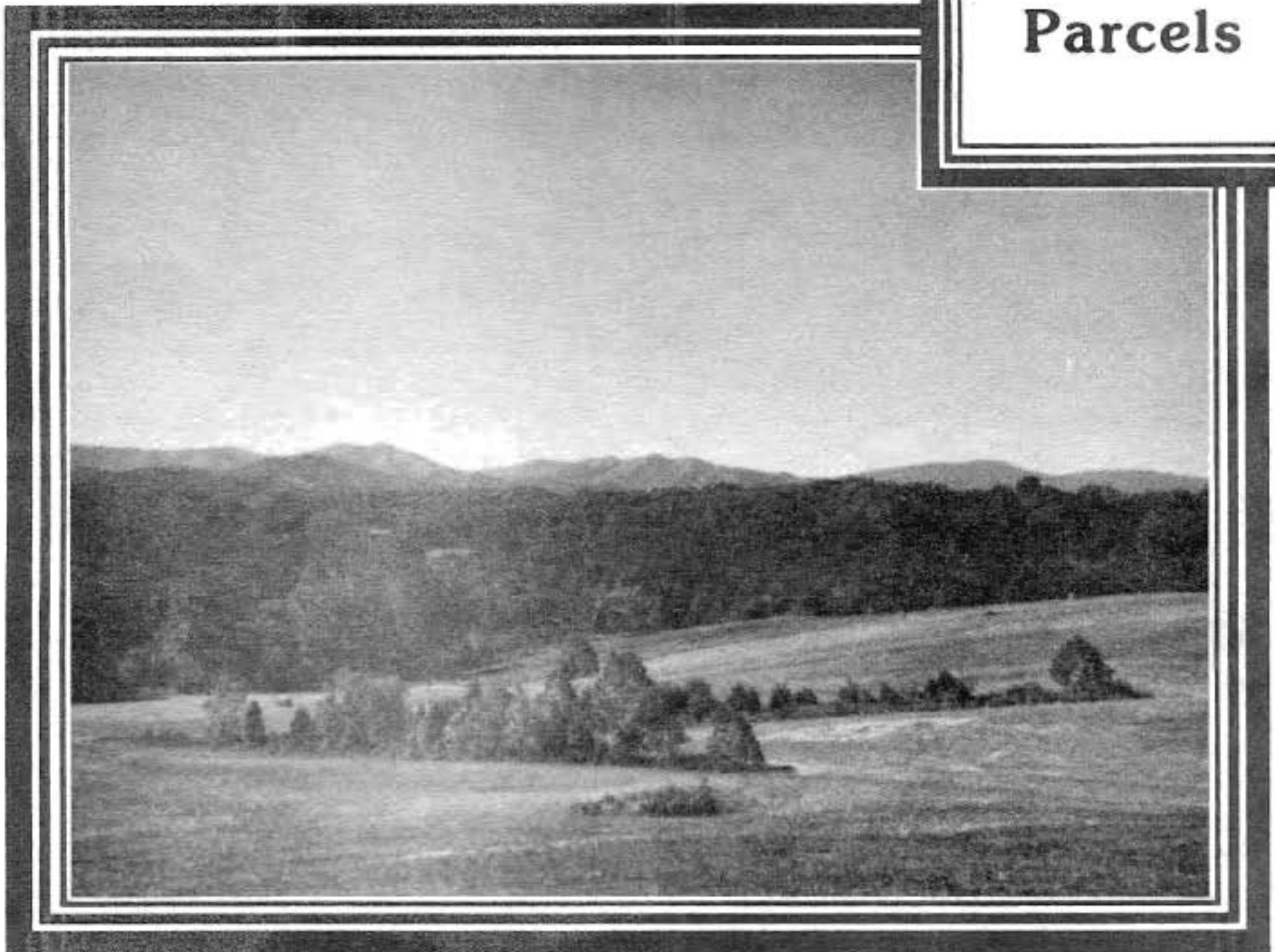
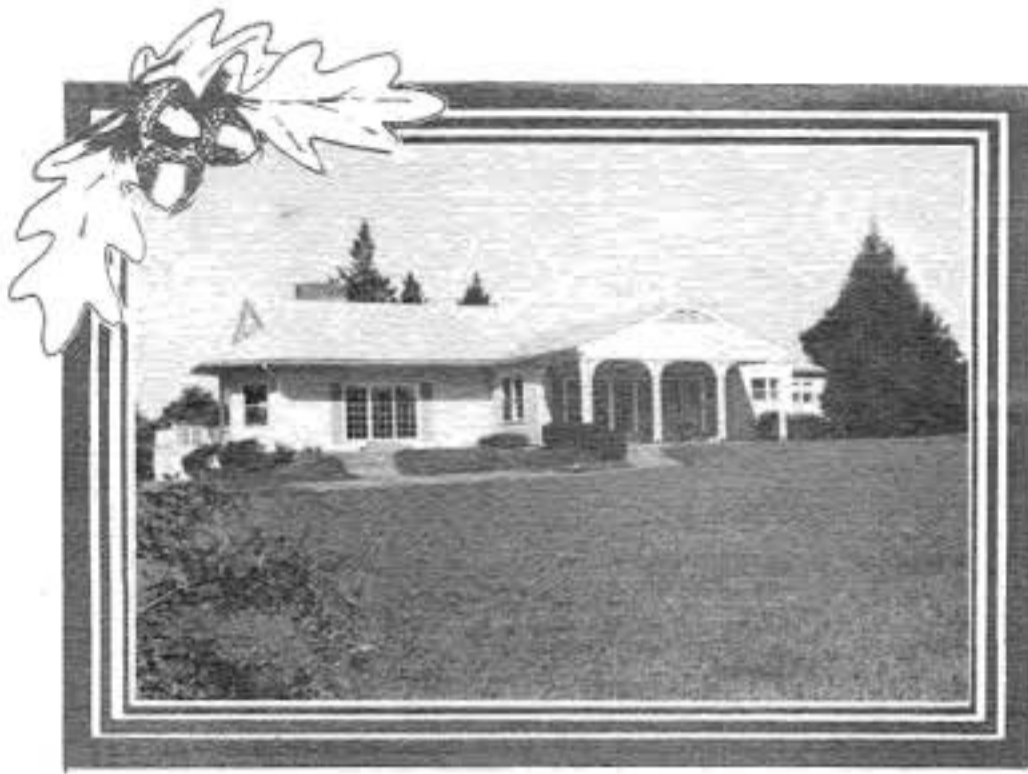


**3 Acre**

**Estate**

**Parcels**

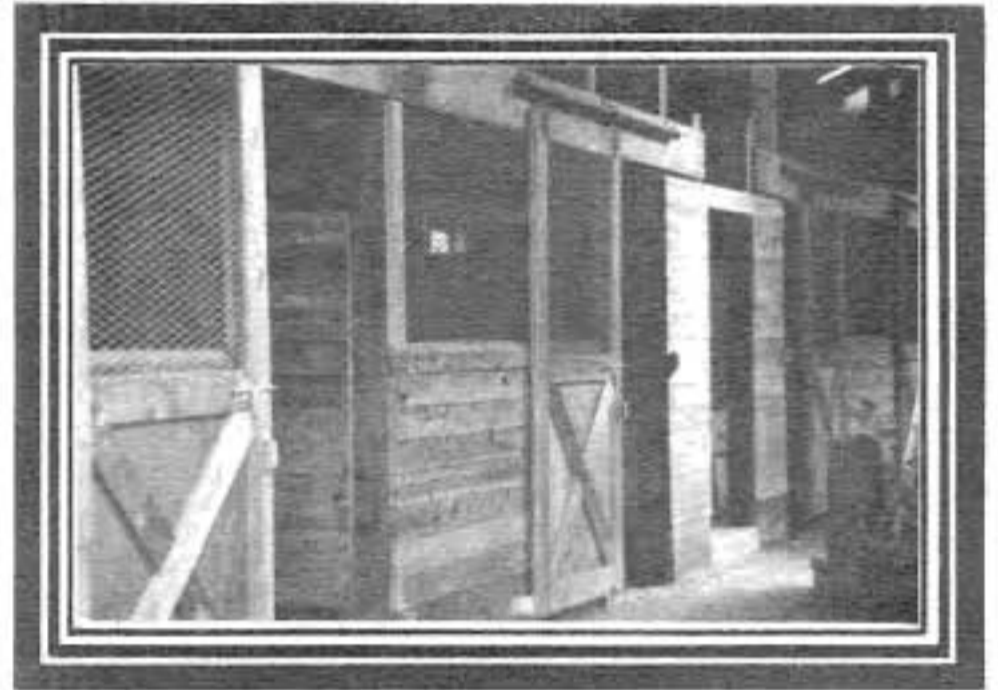




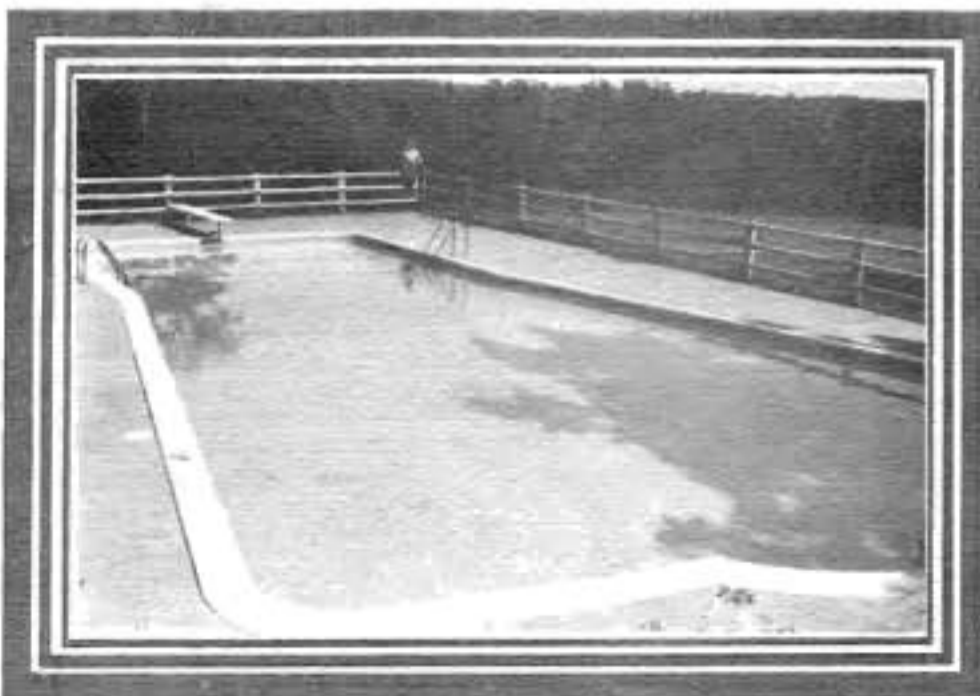
## MALVERN CLUB FACILITIES

The clubhouse is available for parties, luncheons or other entertaining. There is an apartment for overnight guests throughout the year by advance reservation.

This marvelous stable and fenced paddock area free to the residents. Malvern is a perfect place for riding with numerous trails and open spaces with scenic vistas.



The swimming pool is open June 1st through Labor Day for the use of residents and their guests.





Come to Malvern of Madison and partake of the pleasures of country living. Malvern is an idyllic community situated on a 750 acre tract at the foot of the Blue Ridge mountains. Here in the rolling Piedmont hills one can enjoy his own mini-estate plus the use of additional facilities made possible by common ownership. Without the usual financial and maintenance burden, one can enjoy the lake, swimming pool, clubhouse and stable.

Conveniently located for commuters from Charlottesville, only 29 miles south, and Culpeper, just 18 miles north, Malvern is two miles from U.S. Rte. 29 where the air is clean and wildflowers abound. According to a HUD survey the Madison area is one of the healthiest spots in the nation. The air is pollution free. At approximately 500' above sea level there is low humidity. The area has 208 growing days and agriculture is the main industry. All this makes for an excellent quality of life in Madison. Public schools are located in town just two miles away and private education is available at Grymes Memorial school and Woodberry Forest school within 15 miles. There are two community colleges within commuting distance, also the University of Virginia is in Charlottesville.


Malvern is for all ages. Employment opportunities are as close as Culpeper, Orange or Charlottesville. It's also a wonderful place to retire. Taxes are low and the people are friendly.



**DIRECTIONS:** Malvern is 77 miles southeast of Washington D.C. via Routes 66, 29 and 634. It is 29 miles north of Charlottesville via Routes 29N and 634. From Route 29 at Madison take Route 634 east from the flashing light 2 miles to the Malvern entrance on the right.

**FINANCING** available at 15% interest for 75% of the purchase price with a 3 year balloon.

Owners association fees \$150.00 annually



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