



New River Oaks

MAKING DREAMS A REALITY

SINCE 2006

New River Oaks
is nestled on
232 acres of
nature in the
Blue Ridge
Mountains

Family oriented community

Ground breaking occurred in 2009

Lush forest with natural landscape

Beautiful long range mountain views

Creekside lots

Peace and serenity

Focal point is the outdoors

New River Oaks is nestled on 232 acres of nature in the Blue Ridge Mountains

5 minutes to the New River Bike Trail

10 minutes to Horse Riding Facilities

20 minutes to the Blue Ridge Parkway

30 minutes to Mt. Airy

60 minutes to Winterplace Ski Resort

60 minutes to Greensboro

2 hours to Charlotte

4.5 hours to Washington, DC

8 hours to NYC

New River Oaks Features

Community overview

116 acres developed in phase 1

Private roads and lighting in place

Electric/phone/hi-speed internet underground

Common areas include gazebos, a playground, fire pit and picnic tables

Gated entry with privacy code

Low annual HOA dues

Peace & serenity in a natural setting

New River Oaks Vision for the future

Make Dreams A Reality

Develop a family oriented community where multiple generations unite

Foster an environment where family and friends join together to experience the outdoors

Maintain high property values

Maintain common areas in pristine condition

Keep HOA dues low

Make memories that last a lifetime

New River Oaks Vision for the future

New Cabin for sale below cost on lot 10

On ±1.54 acres of flat usable land

1,296 Sq. ft. of living space

864 sq. ft. of unfinished basement

Features 3 BR and 2 baths with large cathedral ceilings and natural light

Gas fireplace, front and rear decks facing a tree lined back yard

Includes kitchen appliances, lighting fixtures, ceiling fans and other amenities

Close to community playground and common areas

New River Oaks Features

Lots for sale

Average lot size is 1.38 acres

Parcels up to 12 acres available

36 property owners as of January 2019

Developer financing and incentives available for land purchases

Variety of lots include:

- Privacy lots with lush natural vegetation
- Long range view lots
- Creekside lots
- Cul-de-sac lots
- Gently sloping lots

Multiple banks with generous financing offers

Prices range from \$19,900 to \$55,000

New River Oaks History

CONSTRUCTION BEGAN 2009



BEAUTIFUL STONED ENTRY WAY



New River Oaks Gated Entry

SECURE GATED ENTRY



WELCOME YOUR FRIENDS



New River Oaks Roads

LETS GO FOR A WALK



WIDE GENTLY SLOPING PRIVATE ROADS



New River Oaks Tours & Shows

GROUPS ON THE NEW RIVER



OPEN HOUSE SHOWS



New River Oaks Common Areas

FALL HARVEST TIME



BBQ WITH FRIENDS AT GAZEBO



New River Oaks Common Areas

KIDS ON THE PLAYGROUND



FAMILY TOGETHERNESS



New River Oaks: Area Activities

NEW RIVER JUST MINUTES AWAY

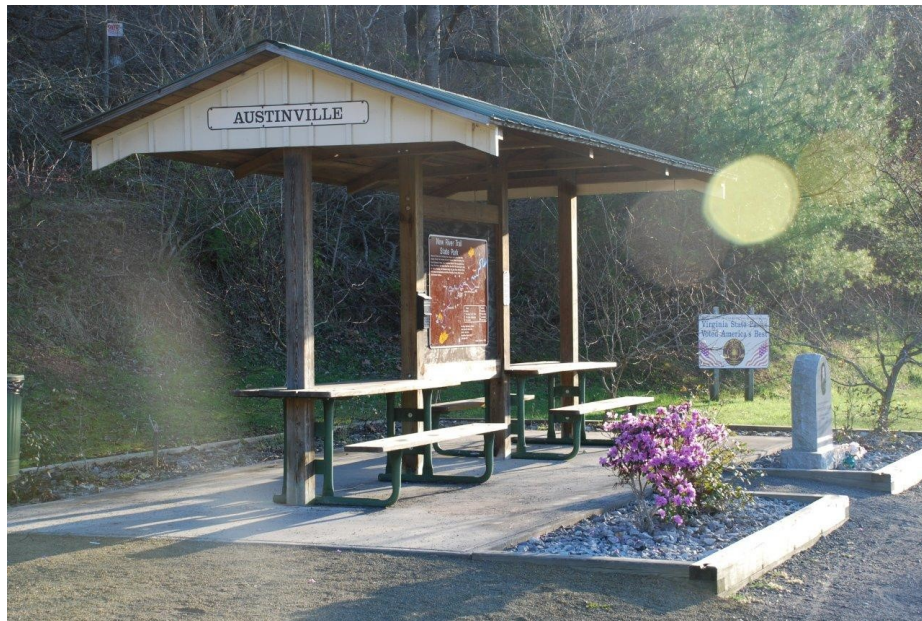


CANOE OR KAYAK ON THE 2ND OLDEST RIVER
IN NORTH AMERICA



New River Trail & Boat Ramp

BIKE OR HORSEBACK RIDE ON THE
NEW RIVER TRAIL



LAUNCH YOUR BOAT AT RAMP 3 MILES FROM
THE N.R.O. GATE



New River Oaks: Foster Falls State Park

KAYAK & CANOE RENTALS



BIKE TRAILS ALONG THE NEW RIVER



New River Oaks Summer Time

LUSH NATURAL LANDSCAPE



MAKING MEMORIES WITH FRIENDS



New River Oaks Area: Outdoor Fun

CLAYTOR LAKE STATE PARK



VIRGINIA CREEPER BIKE TRAIL



New River Oaks Fall Colors

LETS GO FOR A WALK



VIEW INSIDE NEW RIVER OAKS



New River Oaks Winter Fun

WINTER HIKING ANYONE?



CABIN ON LOT 8 @ NEW RIVER OAKS

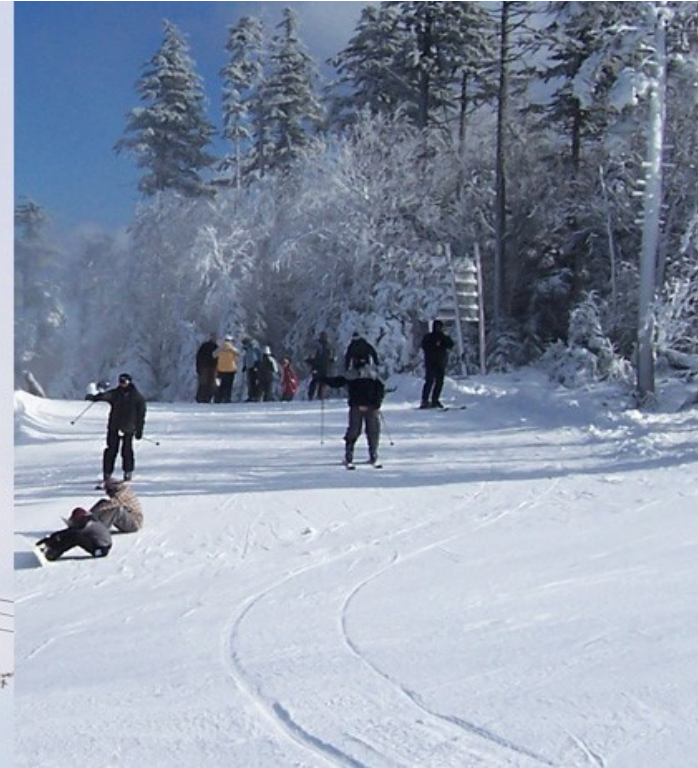


New River Oaks Area: Snow Skiing Resorts

WINTERPLACE SKI RESORT 1 HOUR AWAY



10 RESORTS WITHIN 3 HOUR DRIVE



New River Oaks Area: Golf Courses

WYTHEVILLE GOLF COURSE (20 MINUTE DRIVE)



12 GOLF COURSES WITHIN 1 HOUR DRIVE



New River Oaks Area: Wineries

WEST WIND WINERY
5 MINUTES FROM NRO



SHELTON VINEYARDS 30 MINUTES AWAY



New River Oaks Area: Blue Ridge Parkway 20 minutes away

MABRY MILL ON PARKWAY



CUMBERLAND KNOB HIKING TRAILS



New River Oaks Area: Antique Shopping

WYTHEVILLE AREA 20 MINUTES



ANTIQUe STORES NEARBY



Your Cabin at New River Oaks

Built on Lot 10 with \pm 1.54 acres

Easy access to community

Close to common areas

Well & septic included

All utilities underground

2 car driveway

864 sq. ft of Unfinished
Basement for future expansion
and customization

Multiple bank financing options

Ready for immediate occupancy

Approx. 1296 square feet on 65,000 square foot lot

Lush natural tree lined back yard with 1.54 acres

Large front and rear decks for spending time with family



Your Cabin at New River Oaks Master BR

Privacy and seclusion

Large ample space

Large windows for natural light

Pre-wired for TV and Phone

Large closet and plentiful storage

Ceiling fan

- **Spacious Master Bedroom with Dormer**
- **Full Master Bath**



Your Cabin at New River Oaks 2 Guest bedrooms

Privacy for your guests

Liberal closet space

Convenient access

Pre-wired for TV and Phone

Ceiling fans

Natural light

2 guest bedrooms



Your Cabin at New River Oaks Living Room

Kitchen counter separates living room
from the kitchen

Relax and unwind with a good book

Roast marshmallows in the fire place

View nature through multiple
windows

High cathedral ceilings

Gas fireplace with stoned hearth and mantle

Pre-wired for TV mounting above fireplace

Large fixed gable windows for natural lighting

Recessed lighting



Your Cabin at New River Oaks Kitchen/Dining

Large area perfect for entertaining

Kitchen appliances included

Opens to beautiful deck and lush
natural landscape

Generous counter space

Kitchen/Dining area

Window over kitchen sink over looking rear deck



Your Cabin New River Oaks



Below Cost Sale

\$199,900K Turn Key Home and Land



Quality construction
Kitchen appliances included
Well & septic in place
Driveway waiting for your car
Bring a rocking chair and a
BBQ for the back deck
Multiple banks are ready to
provide trouble-free financing
Interest rates are still low



**Our Last Cabin Sold During Construction Phase
Purchase today, vacation tomorrow**





This can be
your dream cabin



Special pricing available today with immediate bank financing

Ready to BBQ on
this large deck
just outside the
kitchen?





850 Square foot basement. Rough plumbing and electric is in place.

Still time for your personal finishing touches. Turn this into your master suite or movie room.



Welcome home!



Great views can
be yours today at
New River Oaks



More great
views at New
River Oaks

Plenty of
windows for
natural lighting.



Your Cabin New River Oaks

Quality construction
Kitchen appliances included
Well & septic in place
Driveway waiting for your car
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