

OCTONIA HIGHLANDS... *Everlasting Country*



NESTLED near majestic Blue Ridge Mountains, part of historic Octonia Grant, and adjacent to an abundance of sublime and preserved land, lovely Octonia Highlands features pristine estate sites in a peaceful, secluded, sylvan setting.

- Carefully designed, and respectful of it's rich history, Octonia Highlands

rests amidst hundreds of acres protected by conservation easements. These scenic protected lands preserve the splendid beauty of the surrounding terrain and ensure everlasting country living.

- Like a mini-nature preserve, this new, unspoiled community of 22 estate parcels, each two or more acres, offers a panorama of flora and fauna, including, noble cedar and pine; flowering dogwoods; soaring eagles, hawks, and herons; a multitude of delightful song birds; as well as wild

rabbits, deer, fox, and coyote.

- Each Octonia Highlands home site offers something special. One overlooks picturesque preserved farmlands.



Another features spectacular close-up views of stately Little Mountain. Another embraces breathtaking views of the Blue Ridge Mountain range, including Saddleback Mountain. And, yet another site offers unparalleled access to a wonderful woodland retreat featuring some of Nature's finest gathering places.

- In addition to being surrounded by magnificent natural beauty, special amenities provided in this pristine community include: underground telephone and utilities; high-

speed internet access; stately stone pillars at each cul-de-sac entryway; and classic black-board fence following the perimeter. Moreover, thoughtful covenants

are in place to ensure a quality and gracious lifestyle.

- This special oasis, located in the historic town of Stanardsville, in one of Virginia's

smallest counties, is less than 100 miles from Washington, DC, and Richmond, VA, and offers a convenient commute to Culpeper and Harrisonburg.

- Also, this quiet sanctuary is a mere 15 miles from the Charlottesville airport; and 20 miles from historic downtown Charlottesville and the University of Virginia, which provides the community with



superb medical facilities, varied cultural offerings, and undisputed educational excellence.

- The parent tract for Octonia Highlands is the Parrot Farm, a charming farmstead where family, fields, and livestock were cherished and raised for many years.

- Octonia Highlands residents may enjoy beautiful, trout-filled South River; proximity to the gorgeous Shenandoah National Park and The Appalachian Trail, scenic Skyline Drive and the Blue Ridge Parkway; and a semi-private golf, swim and tennis club just minutes away.



HISTORIC EXPLORERS, KING'S GRANT, AND THE STONE

👑 In 1716 Virginia's Lieutenant Governor Alexander Spotswood led a group of 62 men on an expedition westward through the colony. As the group passed through some



of Virginia's most exquisite land, Spotswood's men were continually awestruck by the successive beauty they encountered throughout their journey.

👑 After the trip, Spotswood is believed to have presented each officer with a gold pin that was

shaped like a horseshoe, and the men became known as "Knights of the Golden Horseshoe."

👑 In 1722, King George of the British Crown granted 24,000 acres of Virginia land to Spotswood. Much of the grant was the very same land that Spotswood explored with his Knights of the Golden Horseshoe. In turn, Spotswood passed on the grant to the Octonia Company, a group of eight Virginians, most, or all, had been officers on Spotswood's real estate expedition.

👑 Originally entirely part of newly formed Orange County, the grant extended along the south bank of the Rapidan River, from Laurel Run, just North of the town of Orange, westward to the Blue Ridge foothills. Today, half of

the grant remains in Orange County. The other half makes up the heart of Greene County, which became independent from Orange in 1838.

👑 The town of Stanardsville, incorporated in 1794, was originally part of a 6,000-acre parcel of the grant. William Stanard, namesake and grandson of one of the original grantees, received the land from his great uncle Robert Beverly, son of Captain Harry Beverly, another original grantee.

👑 Today, Greene County acknowledges it's rich history by embracing the horseshoe as it's official County emblem.



👑 Also, still present is a large boulder, called the Octonia Stone, which marks the northwest corner of the Octonia Grant. With its pre-revolutionary war symbol etched onto the surface — two circles, one atop the other, forming an "8" topped by a cross — this important stone is a Virginia Historic Landmark and is included in the National Register of Historic Places. The stone rests just down the road from Octonia Highlands, about half-a-mile from the Parrot Farm.

👑 As tribute to the rich history and lore of this unique property, Octonia Highlands derives its name from the historic Octonia Grant. Streets are named in honor of some of the original grantees and the region's founding fathers.

