

# Sage Place Commons

Build your future in historic Shepherdstown!

## Building Lots Available for Immediate Sale

### In-Town living

- Historic, university town
- Known for its diverse restaurants, arts, music, theater, and culture
- Near the Potomac River and C&O Canal towpath



### About Sage Place Commons

- 20 buildable lots approved for 10 duplex buildings; 14 lots remaining.
- Located on Sage Place, a new street off East German Street
- A few blocks from the heart of Shepherdstown and the Shepherd University campus
- Surrounded by undisturbed, vegetated conservation areas with walking trails
- Lots are 50' x 80' and available for immediate sale at \$95,000 each

### What might Sage Place Commons Homes look like?

Design parameters for homes in Sage Place Commons are governed by the Town-approved Planned Unit Development (PUD) zoning plan, approved by the Town in September, 2016 and the Sage Place Covenants, Conditions and Restrictions (CCRs) as recorded in the land records of Jefferson County, and include:

- Duplex buildings sharing a party wall on adjacent lot lines
- 5' front yard and 10' side yard setback; 5' rear yard setback
- Up to 40' x 55' building pad for each of two residential units in each duplex building
- Single floor living with basements, some with rear-walkout

### Who is selling these Sage Place lots?

Seller-Developer is Shepherdstown East Development, LLC, comprised of 30 families who are self-developing a neighboring 55+ "Shepherd Village" cohousing community of 30 pre-sold homes, now under construction for 2018 occupancy

### Are these Sage Place lots "Ready to Build"?

- All Sage Place lots have public water and sewer and underground utility service and pre-excavated basements
- All Sage Place lots are ready for home construction beginning April 1, 2018
- Seller has secured Town approval of all zoning requirements for Sage Place Commons, and has obtained all permits except the duplex building permits which buyers must obtain from the Town
- Buyers will be responsible to add front sidewalks upon completion

### What other preparations are being made for Sage Place Commons?

- Seller has posted security to finish development of Sage Place, a 20' wide roadway with two parallel parking spaces in front of each lot, with roadway and parking spaces conveyed to the Town for continued maintenance
- Seller has identified local general contractors and builders who are available to contract with buyers for Sage Place Commons home construction
- Seller-Developer has established Sage Place Commons as a primarily 55+ West Virginia common interest community and Home Owners Association with annual fees anticipated to be <\$500

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