

# NEW CONSTRUCTION

CAMPBELL COUNTY | VIRGINIA

*Scenic Views. Spacious Living. Your Dream Home Awaits.*



## TRAIL RIVER ESTATES



**11 EXCLUSIVE 1.5-ACRE HOMESITES**

BROOKVILLE SCHOOL DISTRICT | LEESVILLE RD EVINGTON VA

### ***A Community Designed for Peaceful Living***

Welcome to Trail River Estates, a limited collection of 11 spacious 1.5-acre homesites in Evington, VA.

Nestled along scenic Leesville Road, this exclusive community offers stunning mountain views, privacy, and a serene natural setting – all within easy reach of Lynchburg, Bedford, and Altavista.

### ***Your Home, Your Way***

Choose from three thoughtfully designed floor plans featuring:

- 3 Bedrooms | 2 Bathrooms | 1,430–1,536 Sq Ft
- Open-concept living spaces
- Optional basements and 2-car garages

Each home is designed for comfort, functionality, and connection – perfect for families, empty nesters, or anyone seeking room to breathe.

Now accepting inquiries for homesite selection.

Let us help you find your perfect place at Trail River Estates.



## **GEORGE MCDANIEL**

Call Today: 434-546-9235

✉ Email: [gmcDaniel@countsauCTION.com](mailto:gmcDaniel@countsauCTION.com)

🌐 Visit Us Online: <https://TrailRiverEstates.com>

Reserve Your Lot Today – Limited Availability!



# Nº1. The Evington

TRAIL RIVER ESTATES | LEESVILLE ROAD, EVINGTON, VA

1,536 SQ FT | 3 BEDROOMS | 2 BATHROOMS | 2-CAR GARAGE

Thoughtfully Designed for Open, Comfortable Living

## Welcome to The Evington

This beautifully crafted three-bedroom, two-bathroom home is part of the exclusive Trail River Estates community. Blending modern convenience with peaceful surroundings, The Evington offers a bright, open layout perfect for families, entertaining, or enjoying your own private retreat.

### Key Features

- Spacious Primary Suite
- Includes a walk-in closet (W.I.C.) and ensuite bathroom.
- Two Additional Bedrooms
- Perfect for guests, family, or a home office.
- Open Living & Dining Areas
- Seamless flow for everyday living and entertaining.
- Well-Appointed Kitchen
- Centrally located with easy access to dining and living areas.
- Dedicated Laundry Room
- Conveniently placed near the kitchen and secondary bath.
- Expansive 2-Car Garage
- Direct entry with plenty of storage space.

*This floor plan is ideal for those looking for easy, efficient, and timeless living in a peaceful setting. Surrounded by mountain views and nestled on spacious lots, The Evington combines serenity with smart design.*



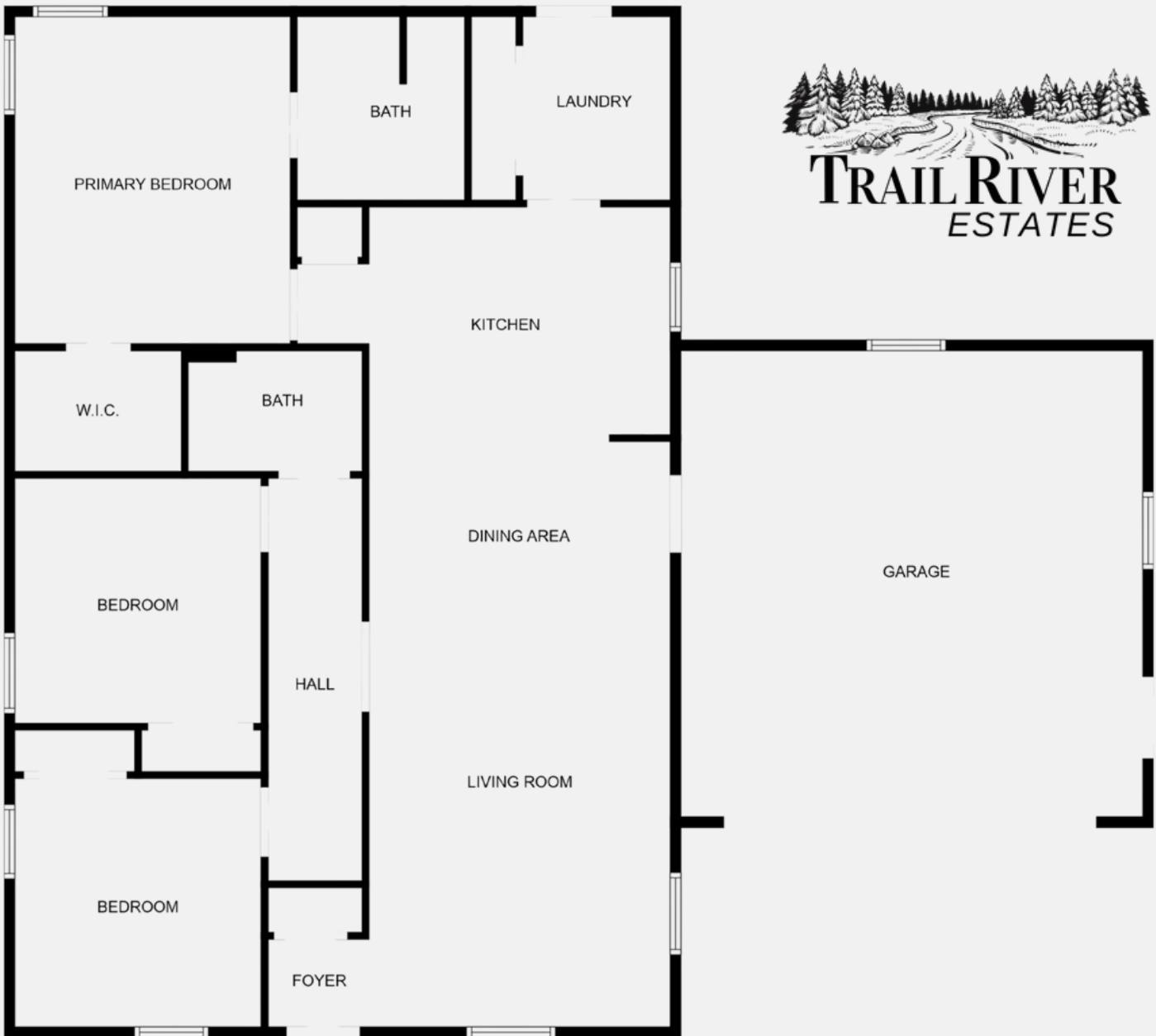
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# Nº1. The Evington



**New 3-Bedroom, 2-Bath Homes**  
1,536 Sq Ft | Spacious 1.5-Acre Lots  
Garage  
Brookville School District  
Leesville Road, Evington, VA



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# Nº1. The Evington



## Features You'll Love

- Open-Concept Layout | Living and dining areas flow seamlessly for everyday comfort & entertaining.
- Private Primary Suite | Includes a walk-in closet and full ensuite bathroom.
- Optional Upgrades | Basements and 2-car garages available to suit your needs.
- Smart Layout Details | Dedicated laundry room positioned for easy access and efficiency.
- Stylish Finishes | Granite countertops, LVP flooring, ceramic tile shower with glass doors in the primary bath, gas fireplace, and 12x16 rear decks.
- Prime Location | Enjoy peaceful living with quick access to Lynchburg, Bedford, and Altavista.

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