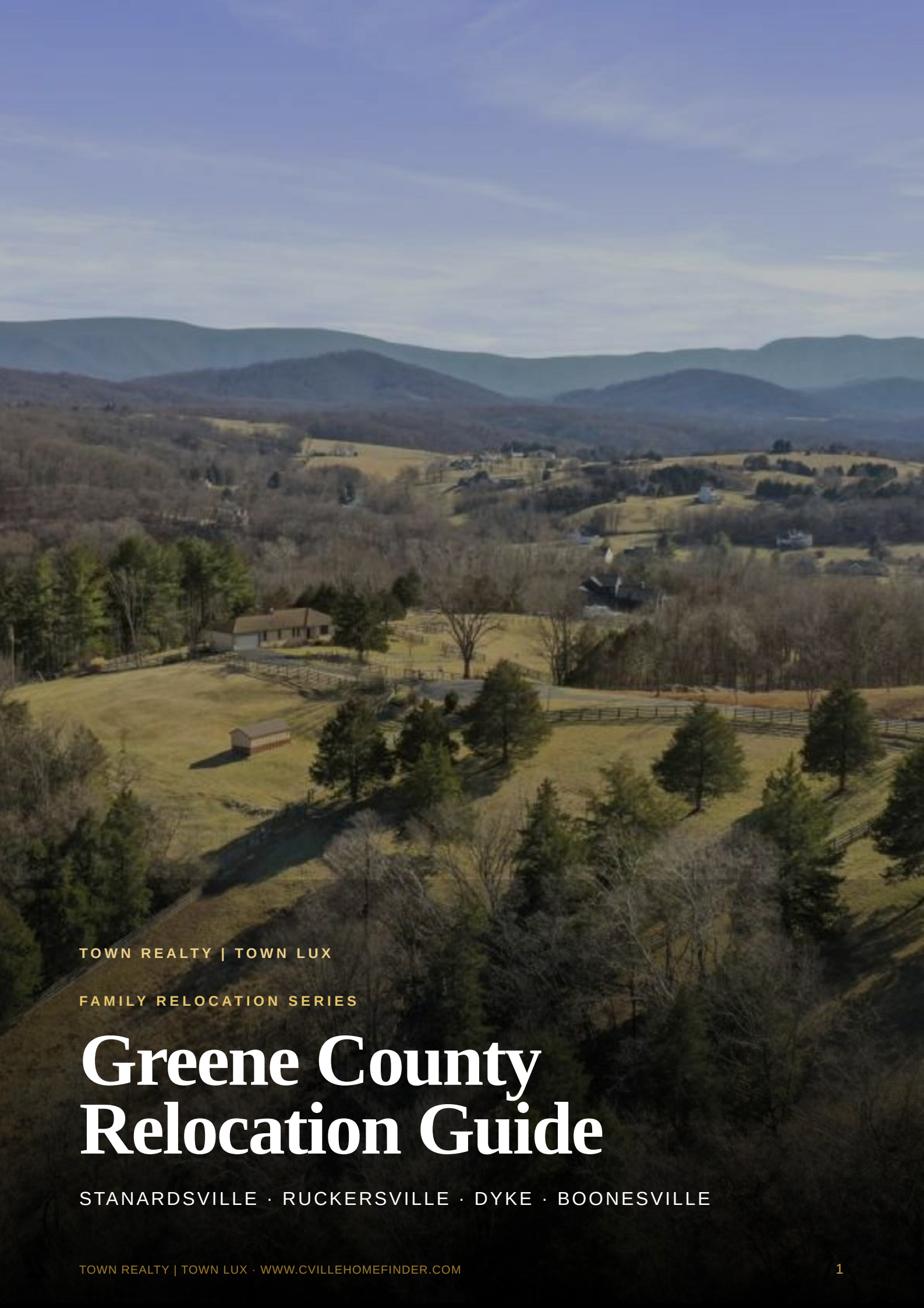


TOWN REALTY | TOWN LUX

FAMILY RELOCATION SERIES

Greene County Relocation Guide

STANARDSVILLE · RUCKERSVILLE · DYKE · BOONESVILLE

01 · GET ORIENTED

Room to breathe. Still connected.

Greene County lives at the meeting point of Route 33, US 29 and the Blue Ridge foothills. The choice is less about one “best” neighborhood and more about how you balance Charlottesville access, mountain scenery, land and everyday convenience.



Stanardsville's Main Street is the county-seat anchor; Route 33 ties it to Ruckersville and Swift Run Gap.

Ruckersville · 22968

Greene's eastern commercial hub, with the most direct US 29 access toward Charlottesville and a mix of subdivisions, active-adult living and rural edges.

Stanardsville · 22973

Historic county-seat setting with schools, civic services and Route 33 access; housing ranges from in-town homes to lake-community and acreage options.

Dyke + Boonesville

Western foothill and farm-country choices for buyers prioritizing privacy, land and mountain views. Driveways, internet and winter access deserve close inspection.

Barboursville side

Vineyard-country character east/southeast of Ruckersville, with convenient links into Albemarle and Orange counties depending on the exact parcel.

02 · SCHOOLS

A compact public-school pathway

Greene County Public Schools serves PK–12. The county's primary and elementary configuration makes the exact assigned address especially important.

SCHOOL	GRADES	LOCATION
Nathanael Greene Primary	PK–2	64 Monroe Drive, Stanardsville
Nathanael Greene Elementary	3–5	8094 Spotswood Trail, Stanardsville
Ruckersville Elementary	K–5	105 Progress Place, Ruckersville
William Monroe Middle	6–8	148 Monroe Drive, Stanardsville
William Monroe High	9–12	254 Monroe Drive, Stanardsville
Greene County Technical Education Center	Career + technical	10415 Spotswood Trail, Stanardsville

Private-school options

Families may also evaluate United Christian Academy in Stanardsville and Blue Ridge School in St. George. Admissions, transportation and grade availability should be confirmed directly.

What to ask before an offer

- Which school is assigned to this exact tax parcel?
- Is bus service available at this driveway?
- How long is the estimated route?
- Are boundary changes under consideration?

> **Always verify.** School assignments, grade configurations, enrollment and transportation can change. Confirm the property address with Greene County Public Schools before relying on any listing, portal or prior owner's information.

Sources reviewed: Greene County Public Schools school pages; Virginia School Quality Profiles. Details current to research date, October 15, 2026.

03 · TAXES + OWNERSHIP

Read the rate. Then read the property.

Greene County's April 2026 public-hearing notice listed these proposed levies per $100 of assessed value. Treat them as planning figures until the adopted rate and assessment are confirmed for your property.

$0.72
REAL ESTATE / $100

$4.00
PERSONAL PROPERTY / $100

$2.50
MACHINERY & TOOLS / $100

PLANNING EXAMPLE

$500,000 assessment × 0.72% = $3,600 / year

This is simple rate math, not a quote. Exemptions, relief programs, supplemental bills, district charges and the property's actual assessed value can change the result.

For a subdivision home

- Request the full HOA resale package.
- Confirm dues, special assessments and architectural rules.
- Ask who owns roads, drainage and shared amenities.
- Verify rental, fence, parking and accessory-building limits.

For acreage or rural land

- Review survey, easements, zoning and land-use status.
- Inspect well, septic and water-quality records.
- Confirm internet service at the address — not just the road.
- Price driveway, culvert, fencing and tree maintenance.

Source: Greene County Board of Supervisors public-hearing notice, April 28, 2026. Proposed levies: real estate $0.72; public service corporation $0.72; personal property $4.00; farm machinery and livestock $0.00; industrial machinery and tools $2.50.

04 · NEIGHBORHOODS + LAND

Choose your version of Greene

COMMUTE-FRIENDLY | LAKE LIVING | ACTIVE ADULT | ACREAGE | MOUNTAIN VIEWS

Twin Lakes · Ruckersville

Established residential setting near eastern Greene. Compare lot orientation, road ownership, amenity access and HOA documents property by property.

Four Seasons at Charlottesville

55+ active-adult community in the Ruckersville area, centered on clubhouse amenities and lower-maintenance living. Confirm age rules, fees and included services.

Greene Mountain Lake

Wooded lake-community atmosphere near Stanardsville. Verify lake access, road responsibility, HOA status, septic information and short-term-rental rules.

Hancock Farms + Greenecroft

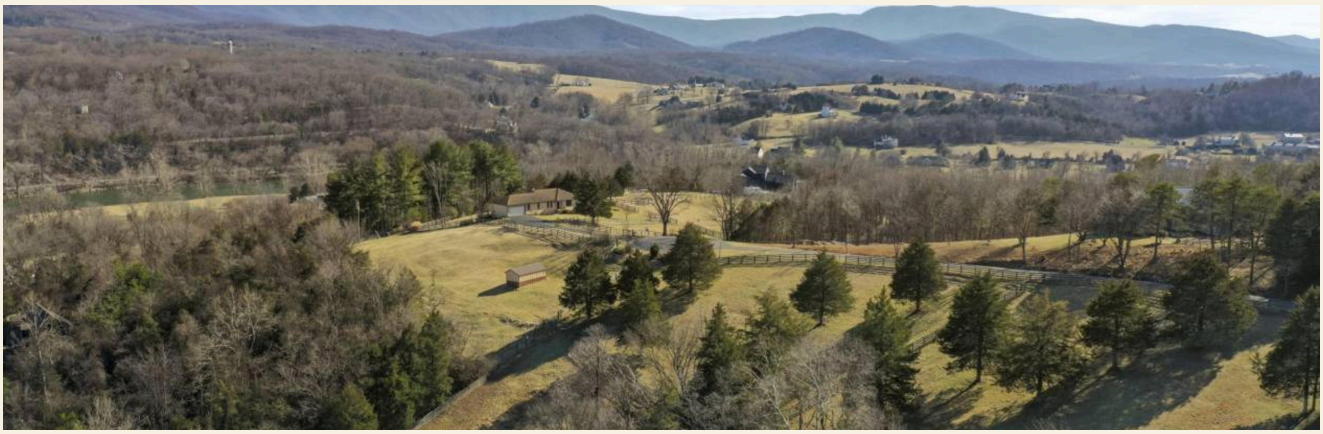
Subdivision choices around the Ruckersville side of the county. Compare construction era, lot size, covenants and drive time to US 29.

The Pastures at Greene

Newer large-lot concept north of Ruckersville. Marketing has emphasized two-acre homesites; verify current inventory, builder terms and recorded covenants.

Haywood's Preserve

Low-density acreage concept off Pea Ridge Road, with parcels marketed from roughly 2 to 20+ acres. Confirm buildability, access and utility strategy.



A mountain view can add value and joy — but the same parcel may ask more of your driveway, drainage, internet and landscape budget.

> **HOA details vary.** A neighborhood name is not enough. Review the recorded declaration, current budget, meeting minutes, reserve information and resale certificate for the exact property.

05 · PARKS + TRAILS

From playground mornings to Skyline Drive

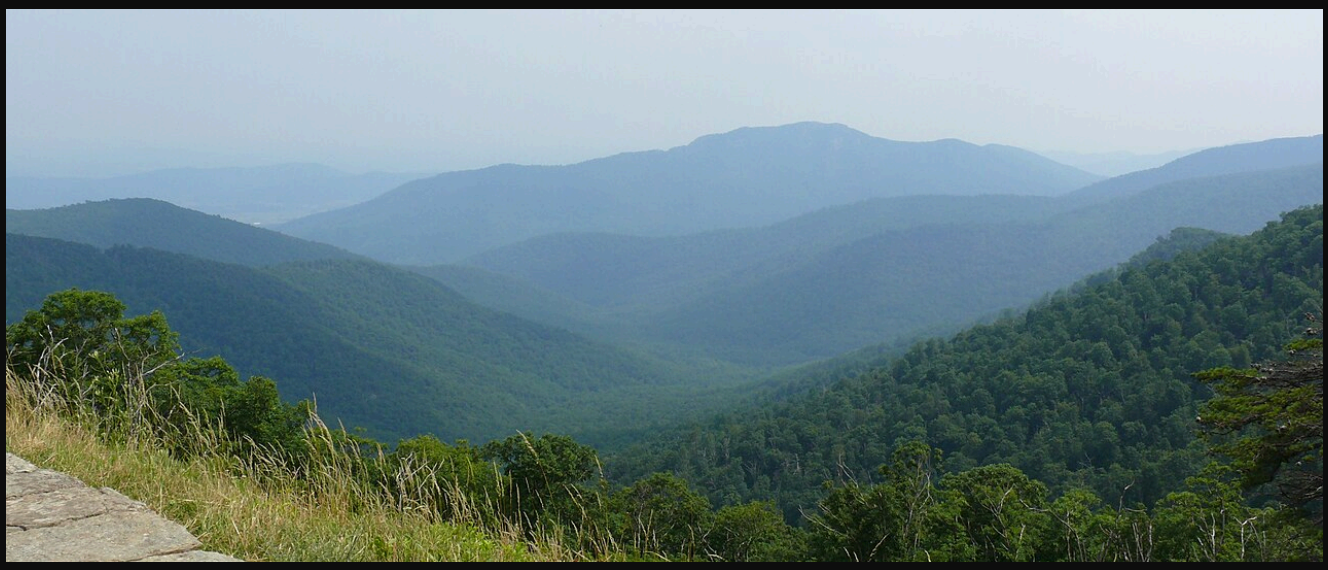


Greene Community Park

512 Jeri Allen Way, Ruckersville. Dawn-to-dusk park with walking trails, playground, soccer fields, an 18-hole disc-golf course, pavilion and restrooms.

Foothill trail access

Entry Run and the Vining Tract put quieter wooded routes close to Stanardsville. Trailhead conditions, hunting seasons and route difficulty should be checked before going.



Swift Run Gap

Route 33 climbs west from Stanardsville to Shenandoah National Park and Skyline Drive. Big Meadows and Dark Hollow Falls are popular central-district destinations farther north inside the park.

Plan like a local

Check National Park Service alerts, entrance fees, weather and trail conditions. Cell coverage can be unreliable in the park, so download directions before leaving.

Sources reviewed: Greene County tourism and Parks & Recreation; National Park Service Shenandoah information.

06 · EAT + SHOP

Local flavor, everyday essentials



Historic Lafayette Inn on Main Street in Stanardsville.

Start with these local names

Jack's Shop Kitchen · café-style stop in Ruckersville

Pupuseria Los Robles · Salvadoran cooking on Main Street, Stanardsville

Lafayette Inn & Restaurant · historic setting for a more leisurely meal

Sal's Pizzeria & Family Restaurant · casual family option in Stanardsville

Blue Ridge Cafe, Two Brothers, Vinny's, El Agave + El Jaripeo · practical Ruckersville-area rotation

Groceries

Greene Great Valu in Stanardsville, Walmart and other daily-needs shopping in Ruckersville; more options continue south along US 29.

Local finds

Dutch Pantry, The Market at Ruckersville, Maybelle's Market, Rummage 33 and Blue Ridge Pottery reward an exploratory afternoon.

Home projects

Lowe's and Walmart serve the practical side of settling in. For rural properties, identify local well, septic, grading and fencing pros early.

Call ahead. Independent restaurants and shops can change hours, service days and reservation practices seasonally.

07 · COMMUTE + ACCESS

Your driveway changes the math

US 29 is the main Charlottesville corridor from Ruckersville; Route 33 carries east–west movement through Stanardsville and over Swift Run Gap. A western mountain-view property can feel worlds apart from an eastern Ruckersville address.

SOUTHBOUND

Charlottesville + UVA

From eastern Greene, most drivers use US 29/Seminole Trail. Test the trip during your actual work hours and include school drop-off patterns, weather and construction.

EAST–WEST

Route 33

Connects Ruckersville, Stanardsville and the mountain. It also matters for trips toward Barboursville, Orange County and the Shenandoah Valley.

TRANSIT

JAUNT + CONNECT

Regional public transportation serves Greene County, including curb-to-curb service and scheduled Charlottesville connections. Confirm current stops, eligibility, schedules and fares directly.

REGIONAL LINKS

Airport + rail

Charlottesville–Albemarle Airport and Charlottesville Amtrak are the closest primary air and intercity-rail options for most Greene residents.

The three-drive test

1 · Morning
Home to work or school at the hour you will really leave.

2 · Evening
Return trip plus grocery, practice or daycare stop.

3 · Bad weather
Inspect grade, curves, drainage and road maintenance.

Transit orientation source reviewed: JAUNT regional service descriptions. Schedules and fares are subject to change.

08 · COST SNAPSHOT

Purchase price is only line one

Greene can offer more land and a different pace than Charlottesville, but a rural property's total monthly and annual costs may behave differently from a city or suburban home.

COST LAYER	WHAT TO COLLECT	WHY IT MATTERS
Mortgage + cash to close	Rate, points, down payment, lender fees	Compare the same scenario across homes.
Property tax	Current assessment, adopted levy, relief or land-use status	Sale price and assessment are not interchangeable.
Insurance	Dwelling, roof, outbuildings, flood/wildfire questions	Acreage and accessory structures change coverage.
HOA / road	Dues, reserves, private-road agreement, assessments	Low dues can still mean owner-funded maintenance.
Water + septic	Well tests, septic inspection, pump history, reserve area	These are systems with maintenance cycles.
Power + fuel	12 months of bills; propane/oil lease details	Large homes and long driveways add variability.
Internet + mobile	Provider confirmation at the address and speed test	Availability can change from parcel to parcel.
Land upkeep	Mowing, tree work, snow, gravel, fencing, equipment	“More space” has an operating budget.

Recent-sale lens

Use same-neighborhood, similar-size closed sales — not a countywide average — to discuss value.

New construction lens

Add lot premium, site work, utilities, driveway, landscaping and options before comparing.

Rural resale lens

Condition and documentation for well, septic, roof, outbuildings and access can outweigh cosmetic finishes.

> Ask your agent and lender for a property-specific monthly-cost worksheet before the inspection deadline — then update it when insurance, HOA and utility information arrives.

The systems that make a place home

Greene County Library

222 Main Street, Suite 101, Stanardsville. A Jefferson-Madison Regional Library branch with children's programs, computers, Wi-Fi, privacy pods and 24/7 outdoor pickup lockers.

Parks + recreation

Youth sports, camps, wellness programs and special events create built-in ways to meet people. Registration windows and field locations change by season.

Healthcare plan

Local primary-care, urgent-care, dental and nonprofit clinic options cover many routine needs. Charlottesville and Harrisonburg provide major hospital systems; test emergency and specialist travel from the exact home.



Stanardsville concentrates county offices, schools, library access and a walkable Main Street core.

Utilities

Some homes connect to public water/sewer; many rural homes use private well and septic. Verify connection, capacity and records — never assume from the ZIP code.

Connectivity

Request a provider address check and run a mobile test inside the home. Ask sellers what works during storms or outages.

Community fit

Visit on a weekday, evening and weekend. Notice road noise, livestock, lighting, school traffic and how far “quick errands” really feel.

Library details reviewed via Jefferson-Madison Regional Library. Services and programs change; confirm current calendars directly.

10 · COMPARE PROPERTIES

A disciplined short-list wins

Score each candidate while it is fresh. Use 1 for weak, 3 for workable and 5 for excellent — then circle any item that needs professional verification.

- ☐ **Daily drive**
  1 · 2 · 3 · 4 · 5
- ☐ **Internet at address**
  Provider / speed: _____
- ☐ **Well / water**
  Public · Private · Test pending
- ☐ **Driveway + road**
  1 · 2 · 3 · 4 · 5
- ☐ **HOA / covenants reviewed**
  Yes · No · Not applicable
- ☐ **Home systems**
  Roof / HVAC / fuel / generator
- ☐ **Outdoor upkeep**
  1 · 2 · 3 · 4 · 5
- ☐ **Assigned schools verified**
  Yes · No · Pending
- ☐ **Mobile signal**
  1 · 2 · 3 · 4 · 5
- ☐ **Septic / sewer**
  Public · Private · Inspection pending
- ☐ **Drainage + topography**
  1 · 2 · 3 · 4 · 5
- ☐ **Land-use + easements**
  Verified · Pending · N/A
- ☐ **Total monthly cost**
  $ _____
- ☐ **Resale flexibility**
  1 · 2 · 3 · 4 · 5

Non-negotiables

1. _____
2. _____
3. _____

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Ready to narrow the search?

Let's compare Greene County homes around the life you actually want to live.

SCHEDULE A FREE CONSULTATION

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434.882.2287

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