The

AVONLEA FARMS

Wedding Experience

Where Timeless Romance Meets Thoughtful Hospitality



Avonlea Farms

Wedding & Event Venue

www.avonleafarms.com

hello@avonleafarms.com

Venue Access & Event Timing

- Venue Access: Begin set-up as early as 9:00 AM on your wedding day.
- Event Duration: Your celebration includes 6 hours of event time, beginning at the ceremony start.
- Evening End Time: For ceremonies starting after 5:00 PM, events must conclude no later than 11:00 PM.
- Cleanup Window: You'll have 1 hour following the event for cleanup and vendor load-out.



Ceremony & Reception Spaces

Ceremony: Under the majestic Wedding Tree, surrounded by antique pews.

Reception: Our romantic Glass Greenhouse (24'x62') and adjacent Pavilion (33'x62') set the stage for dinner and dancing under the stars.

Guest Capacities:
Up to 140 guests included with tables and chairs.

Exclusive Use of the Estate

- Saturdays & Sundays: Full, exclusive access to the property all day.
- Fridays: Exclusive access begins at 12:00 PM. You may arrive at 9:00 AM for hair/makeup or other preparations.

Furniture Provided

- Farmhouse Tables: 14 dark wood (96x40), with the first 12 required to be used before round tables.
- Round Dining Tables: Four 4', six 5', six 6'
- Chairs: 140 espresso-toned x-back chairs

Additional Event Tables:

Buffet (3 six-foot rectangular)

Appetizer (1 four-foot round)

Cake/Dessert (1 four-foot round + 1 rustic white table)

Sweetheart Table (1 half-round)

Cocktail Tables (8 adjustable-height high-tops)

DJ Table (1 six-foot rectangular)

Note: Linens are not included.

Decor Elements:

12 whiskey barrels for styling

Cream fringe outdoor umbrellas

Decor Library: A curated collection of previously used items,
available to borrow (ask for itemized list)

LED Candles and Lamps available for rent



Guest Experience & Staffing

Your rental includes thoughtful support from our dedicated event staff:

Golf Cart Attendants (2–4 team members):

- Greet guests upon arrival
- Ferry guests to and from ceremony & reception areas
- Assist with venue set-up and keep the property polished and event-ready

Venue Manager: Starting at 9am, on-site through dinner service to oversee timeline, assist vendors, and troubleshoot needs

Venue Closer: Present at evening's end to supervise vendor breakdown and client check-out





Venue Features & Amenities

Lighting:

- Bistro lights add a soft, welcoming glow to the Greenhouse, Pavilion, and Gilbert's Cottage Lawn, creating the perfect ambiance for your celebration. Inside the Greenhouse, six dimmable chandeliers provide an extra touch of charm for your dinner and dancing.

Bars:

- Pavilion Bar: A permanent, built-in bar located under the Pavilion, ideal for serving guests throughout your reception. Please note that this bar is stationary and cannot be relocated.
- Cocktail Hour Bars: We offer two beautifully handcrafted mobile bars for your cocktail hour. You may select one to be used for your event, allowing flexibility in placement and flow.



Preparation Spaces

Anne's Suite:

Access from 9:00 AM

- Full bath, mini fridge, coffee bar, lounge, hair & makeup stations
- Emergency kit, steamer, WiFi, personal closet space

Gilbert's Cottage:

Access from 9:00 AM

- Coffee bar, fridge, half bath, outdoor shower
- Lounge, pool table, video game station, fishing access (bring your own gear)

Planning Your Overall Investment

While every wedding is unique, we believe in setting realistic expectations from the very beginning. Most couples celebrating a full wedding at Avonlea Farms invest between **$35,000–$50,000** for their entire wedding experience, including the venue, catering, photography, entertainment, florals, attire, and other wedding-day details. Your overall investment may be more or less depending on your guest count, priorities, and personal style, but we hope this provides a helpful starting point as you plan.

Investment

2027		2028	
Friday	$11,000	Friday	$12,500
Saturday	$12,500	Saturday	$13,500
Sunday	$11,500	Sunday	$12,500

Optional Add On	Description	Price
In House Coordination	Professional month-of wedding coordinator to execute your vision, manage vendors, and handle the timeline from rehearsal through the wedding day. Our month-of coordination service is designed to alleviate the stress of last-minute planning while ensuring your wedding day is everything you envisioned and more.	**$2200**
LED Table Lamps	26 fabric shade cordless gold lamps for decor.	**$100**
Specialty Decor Rentals	Hanging greenery, ceremony ring, pavilion drapery	**$50 each**
LED Candle Packages	100 taper candles, 100 floating candles, hurricanes included	**$150 (first 50), $50/additional 50**
Outdoor Heater Package	4 tall heaters, 2 fire pits	**$100**

A couple of things to remember

Venue fee subject to 5.3% VA sales tax

We offer a 10% discount for couples that are active military (must be one of the couple)

You can pay by cash, check, credit/debit card, or online bank transfer. If you pay with debit or credit card, there will be a 2.9% administrative fee. If you pay with online bank transfer, there will be a 1.5% administrative fee.

A licensed month-of coordinator is required. If not booked 60+ days out, one will be assigned to your event from our in-house coordinators (see pricing above).

Liability Insurance: Required ($1M) with Avonlea Farms listed as co-insured.

Alcohol: Requires ABC license with liquor coverage and licensed bartenders. No self-serve once bar service begins.

All vendors must be licensed, insured, and pre-approved.

The “Big Four” vendors (coordinator, catering, bartender, DJ) must be selected from our preferred vendor list—or use our vendor buyout program.

Until a signed contract, prices and services are subject to change.



Notes