

The
AVONLEA FARMS
Elopement Experience

An effortless, all-inclusive way to say 'I do.'



Avonlea Farms

Wedding & Event Venue



What's Included

Professional Bartending Services (with optional alcohol packages)

Four hours of venue access for your ceremony and cocktail hour

Greenhouse ceremony with seating for your guests

Styled cocktail hour lounge areas for relaxed mingling

On-site ceremony coordination to guide the flow of your day

Appetizers for cocktail hour (three menu packages to choose from)

Officiant services for a complete, stress-free ceremony

DJ services for your ceremony and cocktail hour ambiance

Light décor to enhance the natural beauty of the space

Venue Access

Enjoy four hours of exclusive access to the greenhouse side of the property during one of two timeframes: 10:00 AM–2:00 PM or 3:00 PM–7:00 PM.

This includes the greenhouse, pavilion, Gilbert's Cottage, and surrounding grounds, offering multiple picturesque settings for your celebration.



Event Duration

Your elopement includes four hours of continuous event time, thoughtfully structured to allow for your ceremony, cocktail hour, and meaningful moments in between.

Rehearsals take place day-of before guest arrival, allowing for a smooth, confident ceremony without the need for an additional visit.



Ceremony & Cocktail Hour Spaces

Ceremony Location: Glass Greenhouse

Cocktail Hour Options: Pavilion or Gilbert's Cottage
Lawn

- **Guest Capacity:** Accommodates up to 70 guests, with chairs provided
- Please note: Guests may be seated at the ceremony site beginning 30 minutes prior to ceremony start time.

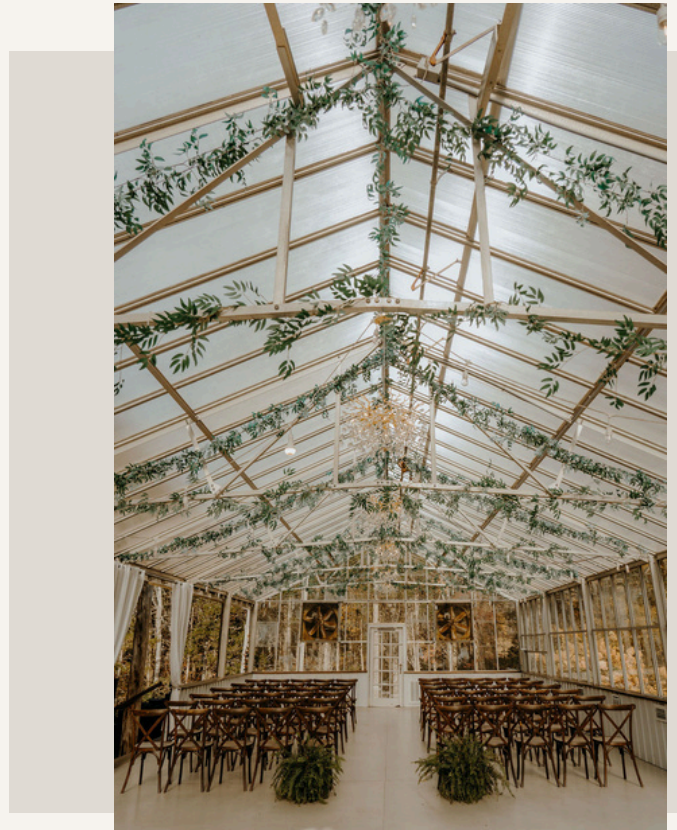


Furniture Provided

Ceremony Seating: 70 espresso-colored x-back chairs

Cocktail Hour & Reception Pieces:

- One round table for appetizers
- Eight cocktail tables (high or low, linens included) or whiskey barrels
- One DJ table
- One rustic white cake table



Decor Elements:

Soft lamps and/or candles on cocktail tables

Potted ferns framing your ceremony

Greenery tucked into the greenhouse eaves

Lawn games for a relaxed cocktail hour atmosphere

Shade umbrellas for outdoor comfort



Venue Set-Up & Groundskeeping

Your rental includes thoughtful support from our dedicated event staff, who handle:

- Full setup of all venue-provided tables and chairs based on your approved floor plan
- Tidying ceremony and cocktail hour spaces
- Placing lawn games (with advance notice)
- Ensuring rain plan areas (e.g., pavilion cocktail hour) are prepped and ready if needed



Guest Experience & Staffing

Golf Cart Attendants (2 team members): Two golf cart attendants to assist guests from parking to ceremony

Venue Manager: Venue Manager/Ceremony Coordinator present for the full duration of your event. Your venue manager will help you design your timeline for the day and ensure the ceremony runs smoothly





Preparation Space

Gilbert's Cottage:

will be available at the start of your reserved time frame and includes:

- Coffee bar and refrigerator
- Half bath and outdoor shower
- Lounge area, pool table, and TV with gaming station
- A thoughtfully stocked "Emergency Kit"

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 classic chandeliers provide an extra touch of charm for your dinner and dancing.

Bar:

- 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.

Lawn Games:

- Cornhole, Giant Connect Four, Giant Jenga, Croquet, and plastic Ax Throwing.

Fire Pit:

- Propane fire pit near lakeside (use restricted if children under 12 are present).

Investment

2026 \$6,000

2027 \$6,500

Optional Add On	Description	Price
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.

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

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

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





FROM OUR FAMILY TO YOURS

Avonlea Farms is family-owned, family-operated, and family-loved. Behind the scenes, you'll find Clint and Debbie—husband and wife, visionaries and founders—who have poured heart and soul into every acre of this property. Their daughter Jess (hi, that's me!) oversees the day-to-day coordination and is your go-to for guidance, laughter, and the occasional pep talk.

We don't just want your wedding to go smoothly—we want it to feel magical, meaningful, and deeply personal. Our family is honored to welcome yours, and we're here to ensure that every moment, from your first tour to your final send-off, feels like it was crafted with care. Because it was.

