
NESSELROD ON THE NEW - VENUE SPACE RENTAL & PRICING MENU

Venue Spaces & Rental Menu

Welcome to **Nesselrod on the New**. Located on 6 scenic acres overlooking the New River, our historic estate offers a flexible layout of indoor and outdoor event spaces. Whether you are hosting a festive corporate holiday party, a milestone family gathering, or a dream wedding, you can rent our spaces individually or bundle them for the ultimate private experience.

⚠️ **WEDDING PLANNER REQUIREMENT:** All weddings hosted at Nesselrod on the New are priced separately from standard private parties and strictly require a professional, independent Day-Of Wedding Planner.

Our Preferred Planning Partner: We highly recommend Sarah Turpin with Maris and Vaile Events (marisandvaile.com), who is intimately familiar with our estate boundaries, vendor load-ins, and property layout.

📊 **Side-by-Side Rental & Wedding Matrix**

Feature / Pricing Tier	**Standalone Pavilion Rental *(Private Parties & Meetings)***	**Individual Space Add-Ons *(If Main House is Vacant)***	**Single-Day Wedding Package *(WITHOUT Lodging)***	**The Ultimate Estate Buyout *(Wedding WITH Lodging)***
Mon–Thu Weekday	**$150 / hour** *(3-hr min)* or **$900 Day Block**	Standard Rates Apply	**$2,500 Full-Day Block**	**$4,500 – $5,500** *(Seasonal Lodging Variance)*
Friday or Sunday	**$1,600 Full-Day Block**	Standard Rates Apply	**$3,500 Full-Day Block**	**$6,500 – $7,500** *(Seasonal Lodging Variance)*
Standard Saturday	**$2,400 Full-Day Block**	Standard Rates Apply	**$4,500 Full-Day Block**	**$8,500 – $9,500** *(Seasonal Lodging Variance)*

4,800-sq.-ft. Enclosed Pavilion	**INCLUDED**	Included	**INCLUDED**	**INCLUDED**
Required Cleanup Fee	**$200 Flat Fee**	Included	Included in Package	Included in Package
Historic Gazebo & Courtyard	❌ Strictly Off-Limits	**+$600 Flat Fee**	**INCLUDED** *(Ceremony)*	**INCLUDED** *(Ceremony)*
The Riverview Stone Patio	❌ Strictly Off-Limits	**+$500 Flat Fee**	**INCLUDED** *(Cocktail/Dance)*	**INCLUDED** *(Cocktail/Dance)*
Historic Thomas House	❌ Strictly Off-Limits	❌ Strictly Off-Limits	❌ Day-Use Restricted	**INCLUDED** *(5 Bedrooms / 2 Nights)*
Separate Private Loft	❌ Strictly Off-Limits	❌ Strictly Off-Limits	❌ Day-Use Restricted	**INCLUDED** *(2 Nights Access)*
Best Suited For:	**Day-Use Corporate Events & Social Parties**	**Custom Multi-Space Social Events**	**Single-Day Wedding Ceremonies & Receptions**	**Traditional Weddings & Full-Weekend Celebrations**

🌅 **About Our Premier Space: The Riverview Pavilion**

Our premier **4,800-square-foot fully enclosed Pavilion** offers sweeping, elevated vistas of the New River Valley with the absolute comfort of a weather-protected layout. Capable of comfortably seating up to 200 guests, this indoor hall provides an elegant backdrop for year-round celebrations, winter holiday corporate parties, and private banquets.

- **The Privacy Boundary:** *To ensure the privacy of our overnight estate guests, standalone pavilion rentals and Single-Day Weddings (Without Lodging) are self-contained under our primary event spaces. They do not include access to the*

historic Thomas House or separate guest loft unless the full Ultimate Estate Buyout is reserved.

US Holiday Weekend & Peak Date Pricing

To accommodate increased seasonal demand and holiday staffing requirements, special premium rules apply to select calendar dates through 2027:

- **The Holiday Sunday Rule:** Any Sunday falling on a three-day holiday weekend (including Memorial Day, Labor Day, Columbus Day, and Presidents' Day weekends) is priced at the **Peak Saturday Rate** for that specific column tier.
- **Holiday Weekend Surcharge:** Standalone pavilion rentals on major holiday weekends (including Independence Day weekend) are subject to a **20% premium** on the baseline rate.
- **Full Estate Buyout Holiday Premium:** A flat **+$1,000 Holiday Premium** applies to full-week buyout packages hosted over Thanksgiving week, Christmas week, and New Year's Eve.

🙋 Frequently Asked Questions (FAQ)

Q: What is required to secure our event date on the calendar?
A: To officially lock in your date, we require a signed rental agreement and a **50% non-refundable deposit**. This deposit secures your exclusive right to the rented space for that date and will be applied toward your final balance. The remaining balance is due in full 30 days prior to the event.

Q: Am I allowed to serve alcohol at my event?
A: Yes, but compliance with state law is strictly required. For any event where alcohol will be consumed, renters must independently obtain a **Virginia ABC (Alcoholic Beverage Control) One-Day Banquet License**. A copy of this approved license must be submitted to our event manager at least 14 days before your event, and the physical license must be posted visibly in your bar area during the event. All alcohol must be served by a licensed, insured bartender.

Q: Can single-day wedding guests enter the historic house?
A: No. To keep our facilities immaculate and secure for lodging patrons, access to the 5-bedroom Thomas House and guest loft is strictly restricted to clients who book the Ultimate Estate Buyout package. For single-day weddings, luxury guest restrooms are provided independently on the pavilion side of the campus.

🗓️ Next Steps: How to Book Your Event

Our calendar fills up quickly, especially for peak weekend and holiday dates. Because our pavilion, patio, and wedding rentals are custom-coordinated to protect property privacy, they cannot be booked via our direct online lodging links.

1. **Submit an Inquiry:** Email us directly at **nesselrodreservation@gmail.com** or call/text **Lisa Cox** at **(540) 307-1012** to check pavilion and wedding availability for your desired date.
2. **Review Your Custom Quote:** After discussing your event layout, we will send you a tailored line-item quote based on your selected spaces, add-ons, and date categories.
3. **Secure Your Date:** To officially lock in the pavilion on our calendar, return your signed rental agreement along with your **50% non-refundable deposit**.
