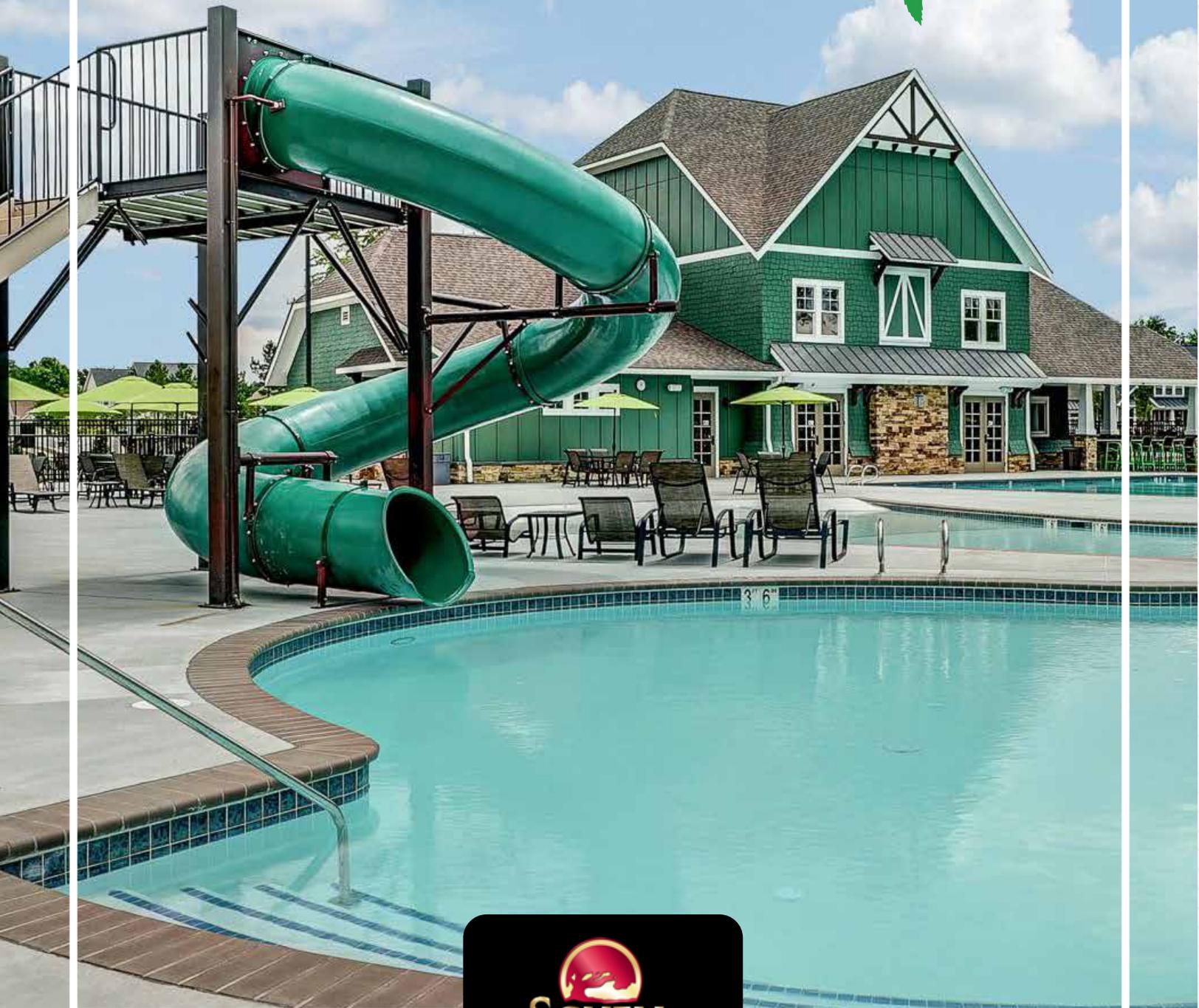




WE RECEIVED THE HIGHEST RECOGNITION  
FOR A BUILDER IN NORTH AMERICA,  
PROBUILDER'S 2023 BUILDER OF THE YEAR.

# NEW MARKET



# GET TO KNOW NEWMARKET VILLAGE!

## **Why NewMarket Village?**

Live away from the hustle and bustle, but close to it all in NewMarket Village! With convenient access to Westchester Commons, Route 288, and the Swift Creek Reservoir you'll never need to go far to experience the conveniences in life. Get to know your neighbors at community BBQs, plan get-togethers at the resort-style clubhouse, and take a stroll next to the Swift Creek Reservoir. Challenge your friends to a game of tennis, take a dip in the community pool, or better yet take a wild ride on the water slide! At NewMarket Village, you'll wake up every day feeling like you're right at home.

## **What amenities are offered?**

There are several amenities within the community. There is a pool located in both NewMarket Estates and in Rountrey, both of which our NewMarket Village home owners are permitted to use. There are clubhouses in both of these communities which are available to home owners to rent for events. There is a tennis court located in Rountrey, along with the trail with access to the Swift Creek Reservoir.

## **What type of floor plans are offered at NewMarket Village?**

NewMarket Village offers a variety of floor plans including ranch and two-story homes. Options available to personalize floor plans with additional bedrooms and bathrooms, living area extensions, luxury primary suites, finished basements, screen porches, multi-level courtyards, and much more.

## **What is included in the HOA?**

NewMarket Village shares in the master association fees of the Rountrey community, which are \$250 per quarter. Association dues include access to the pool in Rountrey and the pool in NewMarket Estates, tennis court, and the playgrounds. It also includes maintenance of the common areas within the community, trash and recycling pickup.

## **What are the utility companies?**

Public Water and Sewer - Chesterfield County  
Electric - Dominion Power  
Phone/Cable - Verizon and Comcast

## **What type of heat/energy source will be in the homes?**

Heat will be provided by Columbia Natural Gas.

## **In what school district is NewMarket Village in?**

The community is located in the award-winning Chesterfield County Public School district which includes Old Hundred Elementary School, Midlothian Middle School, and Midlothian High School.



# NEWMARKET AT ROUNTREY

## NEWMARKET

Live away from the hustle and bustle, but close to it all in NewMarket at RounTrey! With convenient access to Midlothian's favorite restaurants, stores, and schools, NewMarket at RounTrey is tucked away to provide a peaceful retreat yet, close enough for all of life's conveniences.



For more information,  
Scan the QR code or go to  
[SchellatNewMarket.com](http://SchellatNewMarket.com)

### WESTCHESTER COMMONS 4.5 MILES

Restaurants:  
Sedona  
Napa  
Latitude  
Pizza  
Rusty Taco  
Buffalo Wild Wings  
Plaza Azteca  
Starbucks

Groceries:  
Target

Entertainment:  
Regal Cinemas

### RESTAURANTS

Triple Crossing Brewery- 5.5 miles  
Wongs Tacos- 5.5 miles

### SCHOOLS

Old Hundred Elementary  
Midlothian Middle School  
Midlothian High School

### GROCERIES

Publix- 6 miles  
Wegmans- 7 miles  
Kroger- 6 miles

### ENTERTAINMENT

Windy Hill Golf- 4 miles





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and incentives



Optional Elevation E

# The Montauk

Beds: 3 - 5 | Baths: 2 - 4 |

Heated Sqft: 1,661 - 4,104 | Total Sqft: 2,112 - 5,662

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR



Optional Craftsman Elevation



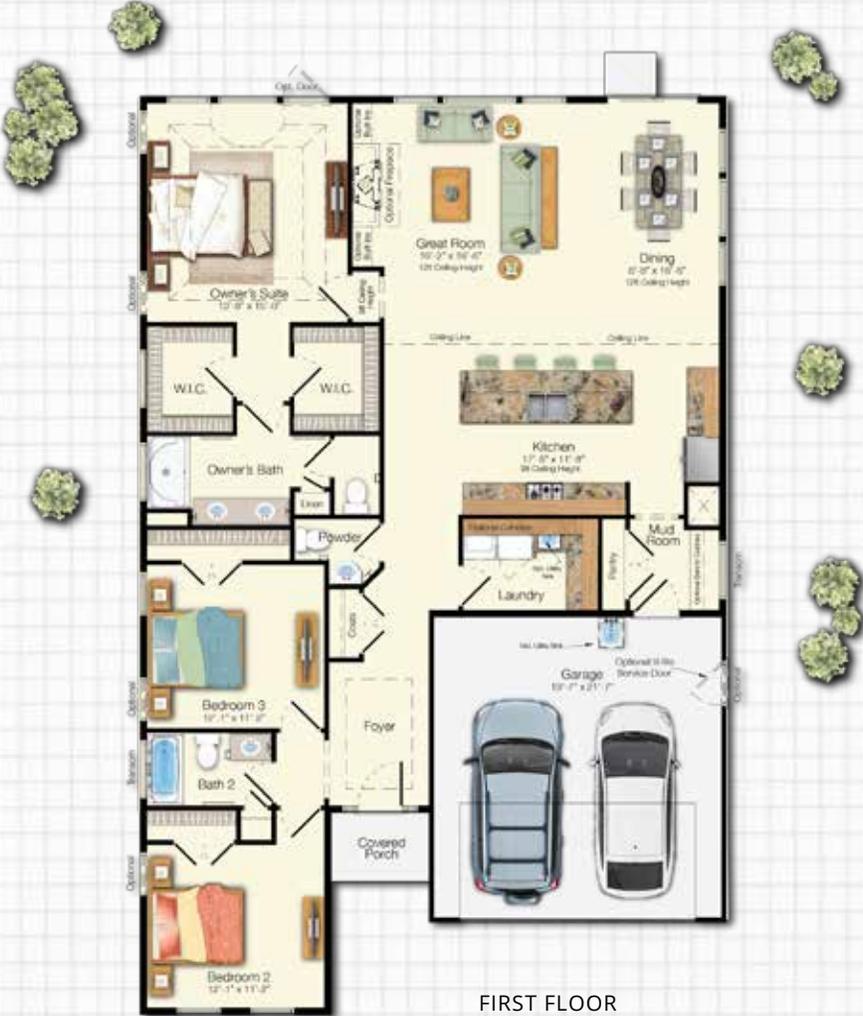
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# The Monterey

Beds: 3 - 6 | Baths: 2 - 4 |

Heated Sqft: 1,866 - 5,061 | Total Sqft: 2,315 - 5,852

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR



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and incentives



Optional Elevation B

# The Stonefield

Beds: 3 - 6 | Baths: 3 - 6 |

Heated Sqft: 2,082 - 4,819 | Total Sqft: 2,543 - 6,723

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*





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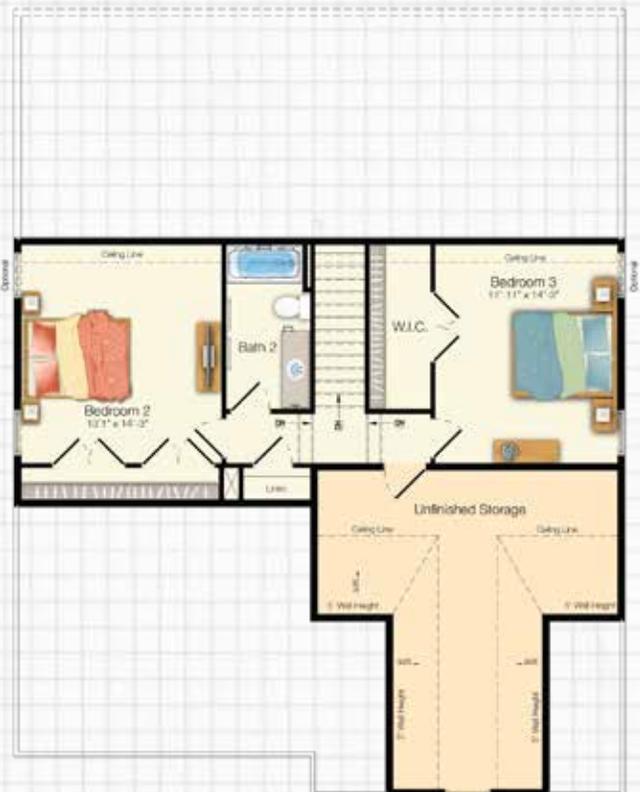
# The Saybrook

Beds: 3 - 6 | Baths: 2.5 - 5 |  
Heated Sqft: 2,192 - 4,490 | Total Sqft: 2,976 - 5,847

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR



SECOND FLOOR



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Optional Elevation B

# The Hadley

Beds: 3 - 6 | Baths: 2.5 - 4.5 |

Heated Sqft: 2,352 - 4,587 | Total Sqft: 3,189 - 6,347

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR



SECOND FLOOR



Optional Craftsman Elevation



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and incentives

# The Camellia

Beds: 3 - 6 | Baths: 2 - 5 |

Heated Sqft: 2,490 - 4,803 | Total Sqft: 3,083 - 6,000

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR



SECOND FLOOR



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Optional Craftsman Elevation

# The Chatham

Beds: 3 - 6 | Baths: 2.5 - 5.5 | Heated Sqft: 2,583 - 4,708 | Total Sqft: 3,449 - 6,002

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR

SECOND FLOOR



Optional Elevation D



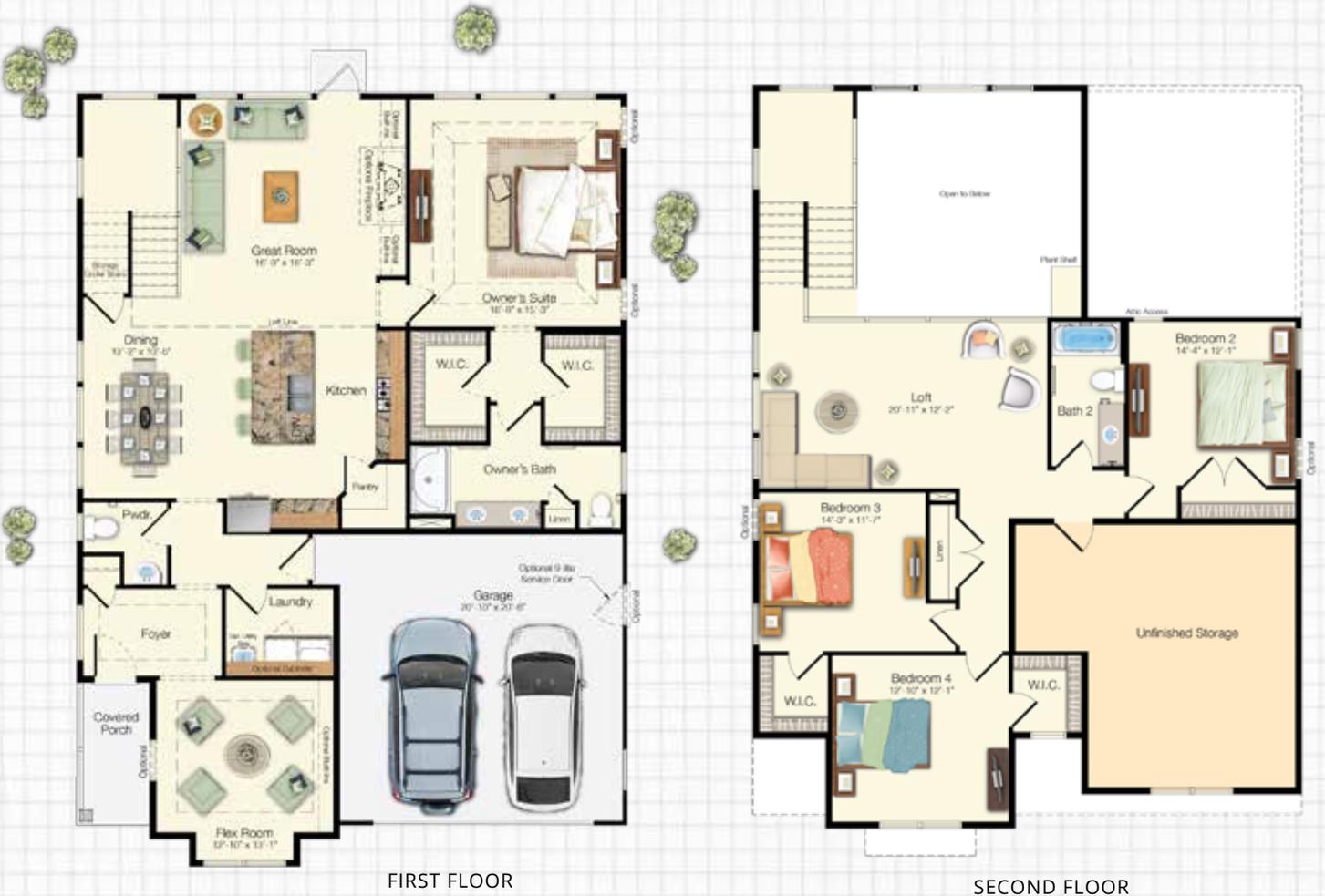
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for pricing  
and incentives

# The Southport

Beds: 4 - 6 | Baths: 3 - 4 |

Heated Sqft: 2,720 - 5,210 | Total Sqft: 3,554 - 6,550

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*





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Optional Elevation C

# The Davey

Beds: 4 - 6 | Baths: 2.5 - 6 |

Heated Sqft: 2,736 - 4,333 | Total Sqft: 3,525 - 6,516

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR



SECOND FLOOR



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and incentives

# The Newport

Beds: 3 - 4 | Baths: 2 - 3 |

Heated Sqft: 1,662 - 2,391 | Total Sqft: 2,381 - 3,766

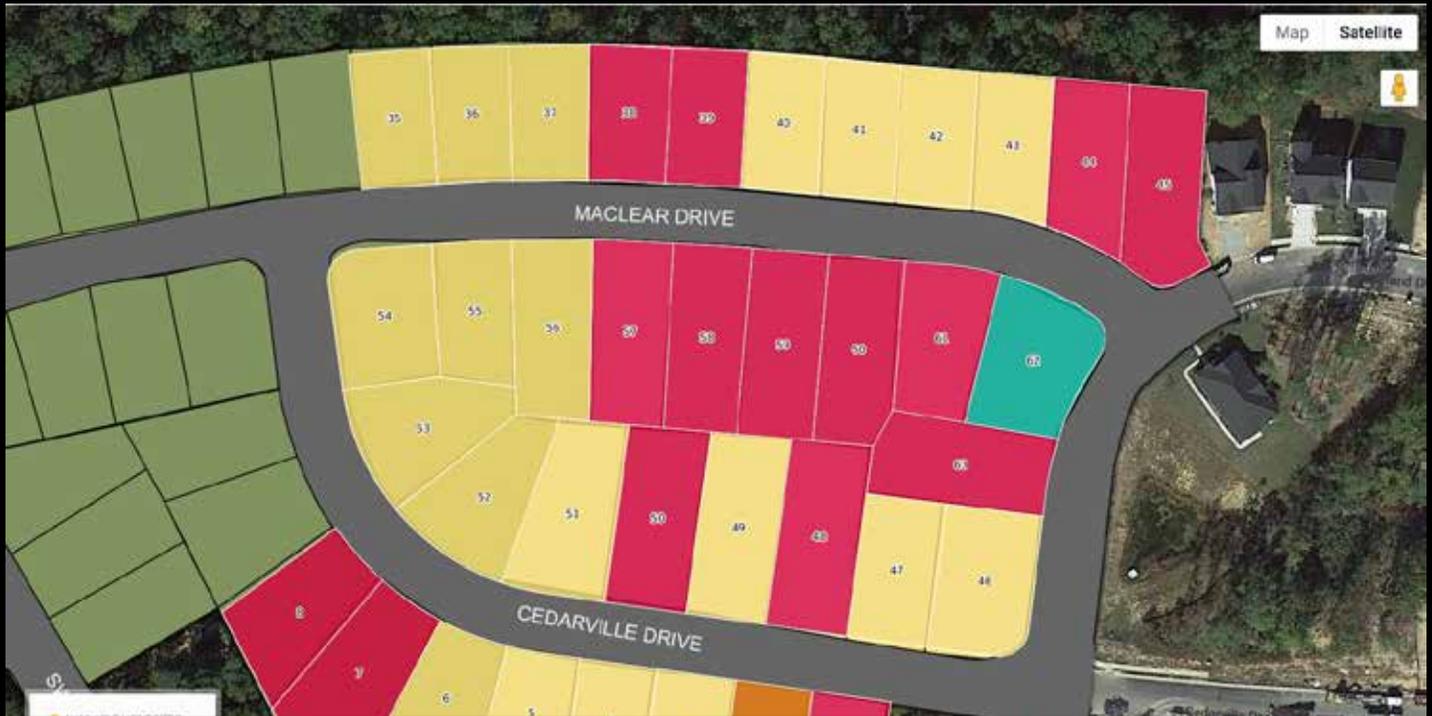
*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR



# NewMarket at RounTrey



## HOMESITE PREMIUMS

#1 \$10,000	#42 \$6,000
#3 \$5,000	#43 \$10,500
#4 \$0	#46 \$9,000
#5 \$0	#47 \$3,500
#6 \$5,000	#49 \$4,000
#7 \$15,000	#51 \$3,500
#8 \$8,000	#52 \$3,500
#35 \$8,000	#53 \$3,500
#36 \$8,000	#54 \$10,000
#37 \$6,000	#55 \$2,500
#40 \$6,000	#56 \$4,000
#41 \$6,000	

Visit [schellbrothers.com](http://schellbrothers.com) or contact our Sales Team for more information!



**LEIGH MONETTE**  
**(804) 215-1344**  
[leigh.monette@schellbrothers.com](mailto:leigh.monette@schellbrothers.com)

“The Schell Team took pride in helping us innovate, visualize and make decisions when designing our new home. We were able to transform our wish list into a reality.”

- Steven & Michelle



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for more info on  
NewMarket

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