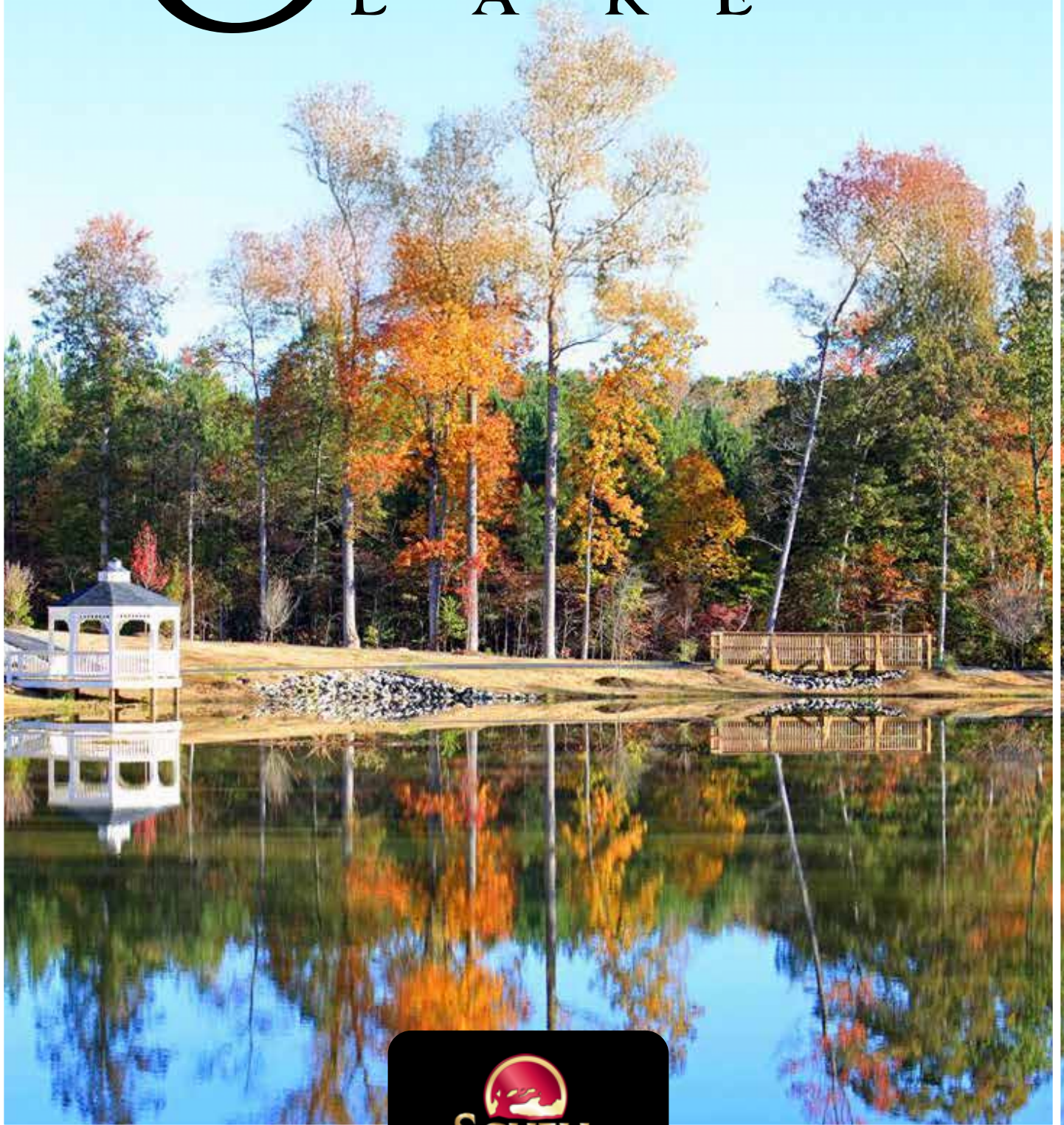


SUMMER L A K E



GET TO KNOW SUMMER LAKE

Why Summer Lake?

Discover the charm of Summer Lake, a vibrant community that blends unique, personalized homes with a welcoming neighborhood feel. Enjoy scenic walking trails, a resort-style pool, and a full calendar of events designed to bring neighbors together in a community where connection and recreation come naturally. Summer Lake also features exceptional curb appeal with side entry garages.

What are the amenities?

Summer Lake's amenities include a clubhouse with a pool, kiddie pool and splash park, playground areas, tennis and pickleball courts, biking and walking trails, basketball and volleyball courts, and year-round events to keep you active in this vibrant community.

What is included in the HOA & what are the fees?

Summer Lake's HOA fee is \$365 per quarter and includes access to all amenities and trash collection.

What floor plans are offered at Summer Lake?

Summer Lake offers a variety of single-family floor plans that range from 3-8 bedrooms and 2.5-6 bathrooms based on personalized selections. Each home offers something a little different; whether you're looking for a first-floor or second-floor primary suite, a single-story home, or a place to entertain friends and family, we have the right home to fit your needs. Some floor plans may require additional selections to meet Summer Lake's minimum 2,800sqft requirement. This community also features side entry garages.

In what school district is Summer Lake located?

The community is located in the award winning Chesterfield County Public School district which includes Grange Hall Elementary School, Tomahawk Creek Middle School, and Cosby High School. Cosby High School is a National Blue Ribbon Award winner.

Who are the utility companies?

Public Water and Sewer – Chesterfield County
Electric – Dominion Virginia Power
Phone/Cable – Verizon and Comcast
Heat/Energy - Buried propane







HOMESITE PREMIUMS

#4 \$0	#47 \$3,500
#11 \$8,000	#48 \$4,500
#12 \$5,000	#49 \$4,000
#13 \$5,000	#51 \$3,500
#27 \$8,000	#57 \$3,500
#28 \$8,000	#61 \$2,000
#29 \$5,500	
#30 \$5,500	
#31 \$5,500	
#32 \$5,500	
#40 \$6,000	
#46 \$9,000	



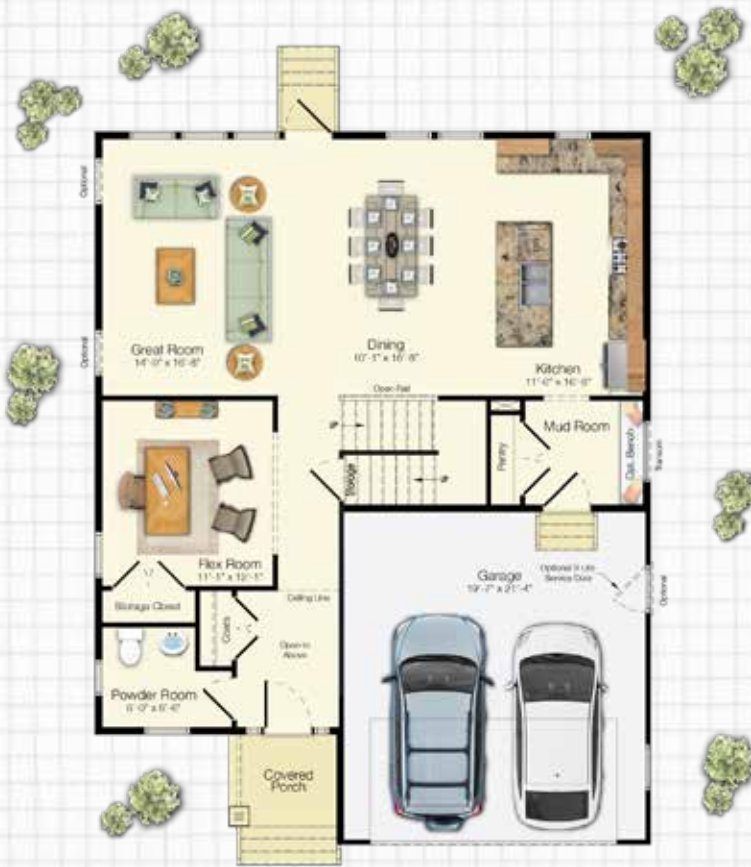
Scan me
for pricing
and incentives

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.*

The Camellia can be built on:
Section 9 - 29, 40



FIRST FLOOR



SECOND FLOOR



Scan me for pricing and incentives



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.*

The Chatham can be built on:
Section 9 - 3, 7
Section 10 - 29, 37
Section 11 - 23, 38, 39, 40, 41, 42
Section 12 - 39



FIRST FLOOR



SECOND FLOOR



Scan me
for pricing
and incentives

The Kingfisher

Beds: 3 - 7 | Baths: 2.5 - 7 |
Heated Sqft: 2,566 - 5,750 | Total Sqft: 3,531 - 7,514

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

The Kingfisher can be built on:
Section 10 - 37
Section 11 - 23, 38, 39, 40, 41, 42



FIRST FLOOR



SECOND FLOOR



Scan me for pricing and incentives



Optional Farmhouse Elevation

The Jameson

Beds: 3 - 8 | Baths: 2.5 - 6.5 |
Heated Sqft: 2,679 - 5,692 | Total Sqft: 4,124 - 8,457

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

The Jameson can be built on:
Section 9 - 7
Section 10 - 37
Section 11 - 23
Section 12 - 39



FIRST FLOOR
Included Elevation A

SECOND FLOOR
Included Elevation A



Optional Elevation D



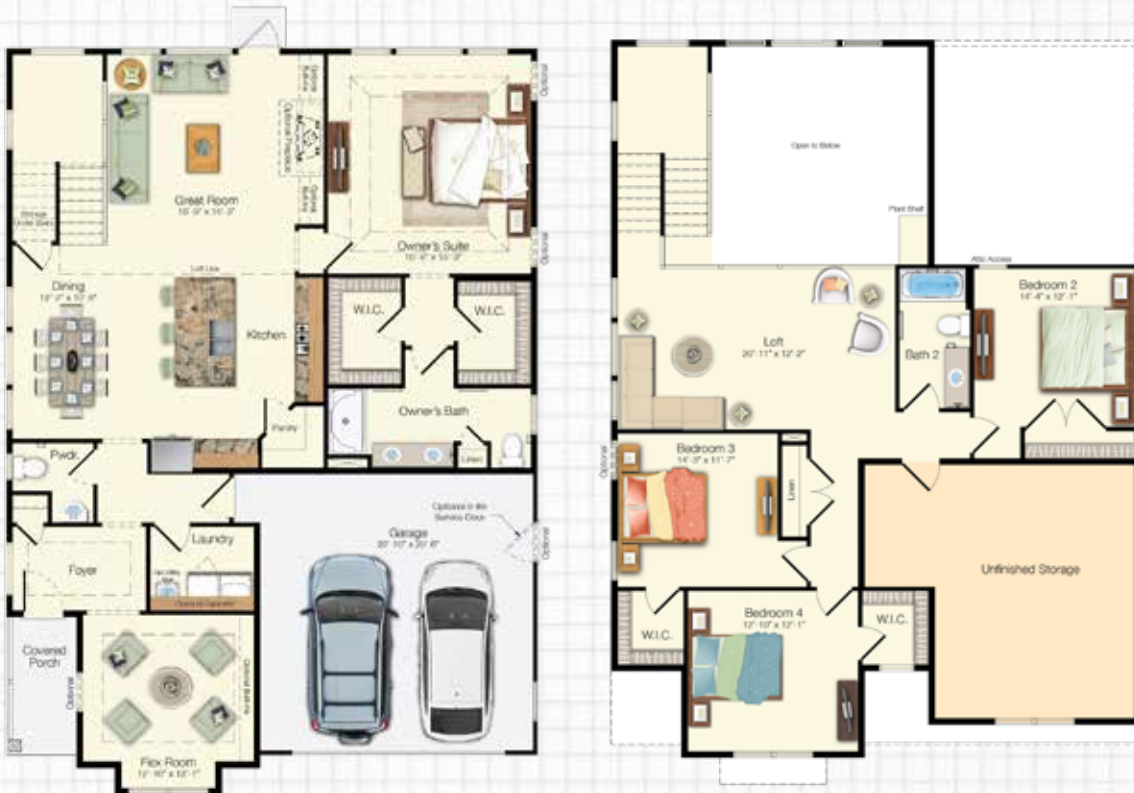
Scan me
for pricing
and incentives

The Southport

Beds: 4 - 6 | Baths: 2.5 - 5 |
Heated Sqft: 2,720 - 5,201 | Total Sqft: 3,554 - 6,550

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

The Southport can be built on:
Section 9 - 3, 7
Section 10 - 37
Section 11 - 23, 38, 39, 40, 41, 42
Section 12 - 3



FIRST FLOOR

SECOND FLOOR



Scan me for pricing and incentives



Optional Elevation D

The Brady

Beds: 4 - 7 | Baths: 2.5 - 5.5

Heated Sqft: 3,018 - 5,207 | Total Sqft: 4,212 - 6,735

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

The Brady can be built on:

Section 9 - 3, 7

Section 11 - 23

Section 12 - 39



FIRST FLOOR



SECOND FLOOR



Optional Craftsman Elevation



Scan me
for pricing
and incentives

The Shearwater

Beds: 3 - 6 | Baths: 2.5 - 6 |
Heated Sqft: 3,020 - 6,280 | Total Sqft: 3,990 - 8,082

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

The Shearwater can be built on:
Section 10 - 37
Section 11 - 23, 38, 39, 40, 41, 42



FIRST FLOOR

SECOND FLOOR



Scan me
for pricing
and incentives



Optional Southern Elevation

The Bridgeport

Beds: 4 - 6 | Baths: 3.5 - 6.5 |
Heated Sqft: 3,500 - 5,981 | Total Sqft: 4,146 - 7,795

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

The Bridgeport can be built on:
Section 9 - 3, 7
Section 10 - 37
Section 11 - 23
Section 12 - 39



FIRST FLOOR



SECOND FLOOR



Optional Craftsman Elevation



Scan me
for pricing
and incentives

The Waterford

Beds: 4 - 8 | Baths: 3.5 - 7.5 |
Heated Sqft: 3,642 - 7,495 | Total Sqft: 4,810 - 9,521

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

The Waterford can be built on:
Section 10 - 37
Section 11 - 23



PERSONALIZED FLOOR PLANS

Our floor plans break the mold by enhancing the areas that are most important, increasing functionality and eliminating wasted space. From the outdoor living space to the interior finishes, you'll love that every detail is planned with livability in mind.

Our floor plans are born from years of research and customer feedback. As a result, we have a diverse collection of functional floor plans accentuated by extensive personalization and aesthetic appeal. Our unique floor plans are constantly evolving and include everything today's home buyer wants and needs.



THE SCHELLTER ADVANTAGE

A healthier, more comfortable living environment, is included in every Schell Brothers home. Schellter™ Advanced Building Science was developed as part of our continual commitment to provide our homeowners with an exceptional home worthy of the Schell Brothers name and reputation. Schellter is comprised of four components: Enerwize™, SanctuAIR™, HomeIQ™ and 4Tress™. Our goal was to use the scientific process to create a new type of home – a home that is extremely energy efficient (Enerwize), eliminates the health risks associated with homes (SanctuAIR), integrates with Smart Technology (HomeIQ™), and provides unparalleled durability, longevity, strength, and quality (4Tress).

“THE HIGH STANDARDS OF CONSTRUCTION, ENERGY EFFICIENCY, AND HEALTHY INDOOR AIR QUALITY WAS EXACTLY WHAT WE WERE LOOKING FOR.”

Bob & Joyce



SANCTUAIR™
harboring health

Eliminates health risks
associated with homes.



ENERWIZE™
ENERGY OPTIMIZED

Energy efficiency,
to the extreme.



4TRESS™
LEGENDARY QUALITY

Unparalleled durability,
longevity, and strength.



homeIQ™
SMART LIVING

Smart Home Technology
allows you to be more
efficient and monitor
your home

Visit schellbrothers.com or contact our Sales Team for more information!



KYLE HAYNES
(804) 215-1003
kyle.haynes@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



Scan me
for more info on
Summer Lake

© 2025 Schell Brothers LLC. All Rights Reserved. Renderings are an artist's conception and are for illustrative purposes only. Floor plans have an extensive list of structural options for further personalization. All information is subject to change without notice. Updated 2.6.25

