



# Summer Pointe

Courtyard Homes  
on Lake Murray



539 Chapin Avenue  
Chapin, SC 29036



*Professionally Marketed by*

**Tiffany Smith**  
REALTOR®

803.479.6800  
803.345.8300

# Summer Pointe

## Quality All-Brick Courtyard Homes on Lake Murray

### AMENITIES

Mandatory \$300 Annual Homeowners Association Fee includes common area maintenance, use of clubhouse with pool and meeting rooms, walking trails, playground, fishing pond and community lake access.

Boat storage available for an additional \$240 per year.

### PRICING

Waterfront Homes with Private Dock  
*starting at \$415,500*

Waterfront Homes with Shared Dock  
*starting at \$375,500*

Off-Water Homes  
*starting at \$266,500*

All prices including Home Owners Association dues and Boat Storage fees are subject to change.

# Summer Pointe

## PRICE LIST

| MODEL      | SQUARE FOOTAGE | PRICE     |
|------------|----------------|-----------|
| Kiawah     | 2,174          | \$233,000 |
| Huntington | 2,225          | \$235,000 |
| Seagrass   | 2,096          | \$225,000 |
| Sullivan   | 2,053          | \$220,500 |
| Tides      | 2,244          | \$243,000 |

| HOMESITE | PRICE    | HOMESITE | PRICE     |
|----------|----------|----------|-----------|
| 1        | \$46,000 | 7        | \$150,000 |
| 2        | \$46,000 | 8        | SOLD      |
| 3        | \$46,000 | 9        | SOLD      |
| 4        | \$46,000 | 10       | SOLD      |
| 5        | \$46,000 | 11       | SOLD      |
| 6        | \$46,000 | 12       | SOLD      |
| 20       | \$46,000 | 13       | SOLD      |
| 21       | \$46,000 | 14       | SOLD      |
| 22       | \$46,000 | 15       | SOLD      |
| 23       | \$46,000 | 16       | \$195,000 |
| 26       | \$46,000 | 17       | \$160,000 |
| 27       | \$46,000 | 18       | \$160,000 |

Lots 13, 14, 15 & 16 have a private dock.  
Waterfront lot prices include cost of dock.

Lot prices include tap fees.

\*All prices subject to change.

# Summer Pointe

## AVAILABLE OPTIONS

Square Footage Increase - \$85/sq. ft.

Screened Porch - \$8,500

Hardwood Floors - \$9/sq. ft

4 Brick Columns - \$1,200

## AMENITIES

Clubhouse with Pool and Meeting Rooms

Walking Trails

Playground

Fishing Pond

Community Lake Access

Mandatory \$300 Annual Homeowners Association Fee includes common area maintenance, use of clubhouse with pool and meeting rooms, walking trails, playground, fishing pond and community lake access.

Boat storage available for an additional \$240 per year.

# Summer Pointe

## EXTERIOR FEATURES

All-Brick Maintenance-Free Exterior

Double Garage with Openers

Crawl Space Foundations

30-Year Architectural Shingles

Vinyl Tilt-Out Insulated Windows

Designer Mailbox\*

Wrought Iron Exterior Railings\*

Underground Utilities

Standard Landscaped Front Yard & Seeded Back Yard

Shutters on Front of Home

Large Decks

## CONSTRUCTION

16" on Center Construction

Stick Built

Full 3/4" Subfloor

Over-Sized Floor Joists

Sheathed Exterior Walls

2-10 Homebuyers Warranty

## ENERGY EFFICIENCY

Insulated Windows & Doors

Low-Air Filtration Construction

Vapor Barrier in Crawl Space

High Efficiency Heat Pump

Zoned Heating & Air\*

*\* Available on some models or per plan only. Front only where required.*

*Features subject to change without notice.*