MAGNOLIA GREEN

Barrington



SCHELL brothers

GET TO KNOW BARRINGTON AT MAGNOLIA GREEN!

WHY BARRINGTON?

With incredible views of hole 5, Barrington boasts the most sought after homesites in Magnolia Green. Featuring homesites that accommodate side entry garages, this highly anticipated neighborhood is sure to give the wow-factor you've been looking for, both inside and out. In addition to the view you've dreamed of, Schell Brothers also offers extensive personalization to create a home as unique as your family. With a commitment to architectural diversity, Barrington will have elevations unique to this neighborhood featuring brick, stone, or painted brick facade.

WHAT AMENITIES ARE OFFERED?

There are several amenity areas within the community. The brand new Aquatic Center offers a Junior Olympic sized swimming pool, an activity pool, and a lounge pool. Children can enjoy playing on the pirate-themed playground! A fitness facility with tennis and pickleball courts can also be found in this area. The Arbor Walk amenity area consists of a recreation center that features a swimming pool, sport court, and a park.The clubhouse has the ability to accommodate large events and weddings. It has its own restaurant and bar so residents can enjoy dining out in their own neighborhood! The community will eventually host a 28-acre public park and picnic pavilions.

WHAT ARE THE SOCIAL ACTIVITIES?

From the annual Easter Egg Hunt, to Summerfest, and movie nights at the pool there is always something for everyone of all ages to enjoy. In the spring and fall, a Farmer's Market is held within the community so residents can enjoy local fruits and veggies in season. There's even an annual 5k, Family Fun Run, and a community swim team.

WHAT IS INCLUDED IN THE HOA & WHAT ARE THE FEES?

Barrington shares in the master association fees, which are $313 per quarter. Association dues include the Aquatic Center and pools, recreational courts, maintenance of the common grounds, recycling and trash pickup. Additionally, Magnolia Green is supported by a Community Development Authority which will provide community and county infrastructure improvements. This is paid to Chesterfield County by all Magnolia Green residents, and billed bi-annually for $225.50.

IN WHAT SCHOOL DISTRICT IS MAGNOLIA GREEN LOCATED?

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

WHAT TYPE OF HEAT/ENERGY SOURCE WILL BE IN THE HOMES?

Heat will be provided by Columbia Natural Gas. Green options such as dual fuel systems will also be available.

WHO ARE THE UTILITY COMPANIES?

Gas: Columbia Natural Gas (green options such as dual fuel systems available)
Electric: Dominion Virginia Power
Water: Chesterfield County
Phone/Cable: Verizon and Comcast
Sewer: Chesterfield County



HOMESITE PREMIUMS

#17 $10,000

#18 $10,000

#19 $10,000

#21 $15,000

#22 $7,500

#23 $7,500

#24 $8,000

SCAN ME
for pricing and incentivives



Optional Elevation C

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.*



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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for pricing and incentivives



Optional Farmhouse Elevation

The Jameson

Beds: 3 - 8 | Baths: 2.5 - 6.5 |
Heated Sqft: 2,705 - 6,269 | Total Sqft: 4,123 - 7,765

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FIRST FLOOR
Included Elevation A

SECOND FLOOR
Included Elevation A

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Optional Elevation D

The Brady

Beds: 4 - 7 | Baths: 2.5 - 5.5

Heated Sqft: 3,018 - 5,429 | Total Sqft: 4,250 - 6,723

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



Optional Craftsman Elevation

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for pricing and incentivives

The Shearwater

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

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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Optional Elevation B

The Bethany

Beds: 4 - 8 | Baths: 2.5 - 6.5

Heated Sqft: 3,028 - 6,824 | Total Sqft: 3,930 - 8,414

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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Optional Elevation C

The Cassidy

Beds: 4 - 6 | Baths: 3.5 - 6.5 |
Heated Sqft: 2,478 - 5,799 | Total Sqft: 3,439 - 8,194

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FIRST FLOOR
Included Elevation A

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Optional Craftsman Elevation

The Bridgeport

Beds: 4 - 6 | Baths: 4.5 - 6.5 |
Heated Sqft: 3,500 -5,981 | Total Sqft: 4,146 - 7,795

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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Optional Elevation C

The Henlopen

Beds: 4 - 5 | Baths: 3 - 5 |
Heated Sqft: 2,783 - 5,080 | Total Sqft: 3,814 - 7,204

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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Optional Elevation B

The Rockefeller

Beds: 3 - 6 | Baths: 2.5 - 6.5
Heated Sqft: 3,416 - 3,443 | Total Sqft: 4,502 - 4,795

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

SCAN ME
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Optional Craftsman Elevation

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.*



FIRST FLOOR



SECOND FLOOR

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



Want more information?
For more information visit schellbrothers.com or contact our Sales Team!



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> Not only is Schell Brothers a first-rate home construction company but it is also a great place to work as is evident by everyone we interacted with. And it's a business who is committed to our community.
>
> - Douglas & Jenny Kleintop

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for more info on
Barrington

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