

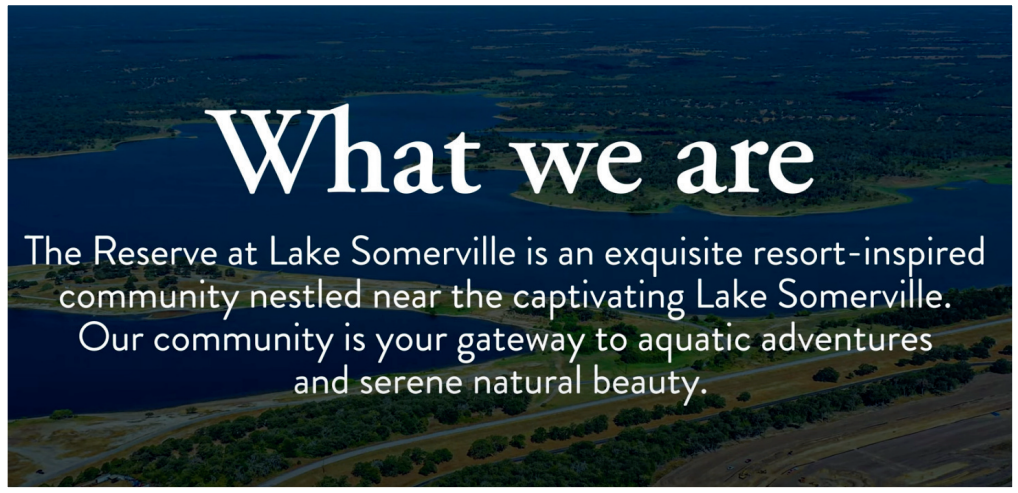
— THE —  
*Reserve*  
AT LAKE SOMERVILLE



Resort Style

Living

*at the lake*



# THE *Reserve* AT LAKE SOMERVILLE



The Reserve at Lake Somerville is a premier gated community platted for 145 homes. This community is in phase one of three, and it encompasses resort style amenities including a club house, fitness center, pool, fire pit, pickle ball court, sand volleyball court and much more. The community will also feature a 4 – 6 acre private lake, walking trails and is golf cart friendly. With three phases, the Reserve at Lake Somerville is designed to grow with your community.

The Reserve at Lake Somerville is an exquisite resort-inspired haven nestled near the illustrious Lake Somerville. Our community is your gateway to aquatic adventures and serene natural beauty. With Lake Somerville at our doorstep, your dreams of angling, boating, and sailing are just the beginning!

Explore the untouched outdoors via the expansive nature trails around the community, where every step brings you closer to the heart of Mother Nature. Embrace the perfect blend of relaxation and recreation only at  
The Reserve at Lake Somerville.

# COMMUNITY HIGHLIGHTS

- Oversized 60' wide (and larger) lots starting at \$139,900 & Homes starting at \$450,000
- 20 Minutes from Bryan-College Station and 90 Minutes from Austin or Houston
- Live like you are on vacation, or let this be your second home or short term rental
- Golf Cart Friendly
- Gated Community
- Future Resort Style Amenities
- Private Lakes
- Lock & Leave (The ability to lock up the house and leave for an extended time without having to worry about upkeep, STR management, security and more)
- Underground Utilities
- \$220/month HOA Dues cover front yard maintenance and lawn care, high speed fiber internet, on site disposal bins and all community amenities
- \$5000 Homeowner Initiation Fee
- Walking distance to Somerville Independant School District
- Opportunity Zone
- Easy access to Lake Somerville

## FUTURE RESORT INSPIRED AMENITIES



Clubhouse



Swimming Pool



Fitness Center



Firepit



Playground



Basketball



Sand Volleyball



Walking Trails



Pickle Ball Court

# PHASE 1 LOT AVAILABILITY

*OVERSIZED 60' + WIDE LOTS STARTING AT \$139,900*

<b>LOT 1</b>	HOA	.57 acres	<b>LOT 25</b>	<b>SOLD</b>	<b>LOT 49</b>	HOA	.67 acres	
<b>LOT 2</b>	\$154,900	.28 acres	<b>LOT 26</b>	\$154,900	.28 acres	<b>LOT 50</b>	\$189,900	.34 acres
<b>LOT 3</b>	<b>PENDING</b>		<b>LOT 27</b>	<b>PENDING</b>		<b>LOT 51</b>	\$219,900	.40 acres
<b>LOT 4</b>	\$154,900	.28 acres	<b>LOT 28</b>	\$154,900	.28 acres	<b>LOT 52</b>	\$264,900	.47 acres
<b>LOT 5</b>	\$154,900		<b>LOT 29</b>	<b>PENDING</b>		<b>LOT 53</b>	\$274,900	.49 acres
<b>LOT 6</b>	\$154,900	.28 acres	<b>LOT 30</b>	\$154,900	.28 acres	<b>LOT 54</b>	\$264,900	.47 acres
<b>LOT 7</b>	<b>PENDING</b>		<b>LOT 31</b>	\$139,900	.28 acres	<b>LOT 55</b>	\$199,900	.36 acres
<b>LOT 8</b>	\$154,900	.28 acres	<b>LOT 32</b>	\$154,900	.28 acres	<b>LOT 56</b>	\$219,900	.39 acres
<b>LOT 9</b>	\$154,900	.28 acres	<b>LOT 33</b>	\$154,900	.28 acres	<b>LOT 57</b>	\$159,900	.29 acres
<b>LOT 10</b>	\$154,900	.28 acres	<b>LOT 34</b>	\$154,900	.28 acres	<b>LOT 58</b>	\$159,900	.29 acres
<b>LOT 11</b>	<b>PENDING</b>		<b>LOT 35</b>	\$154,900	.28 acres	<b>LOT 59</b>	\$159,900	.29 acres
<b>LOT 12</b>	\$154,900	.28 acres	<b>LOT 36</b>	\$154,900	.28 acres	<b>LOT 60</b>	\$159,900	.29 acres
<b>LOT 13</b>	<b>PENDING</b>		<b>LOT 37</b>	\$154,900	.28 acres	<b>LOT 61</b>	\$159,900	.29 acres
<b>LOT 14</b>	\$154,900	.28 acres	<b>LOT 38</b>	\$189,900	.34 acres	<b>LOT 62</b>	<b>PENDING</b>	
<b>LOT 15</b>	\$154,900	.28 acres	<b>LOT 39</b>	\$189,900	.34 acres	<b>LOT 63</b>	\$144,900	.26 acres
<b>LOT 16</b>	\$154,900	.28 acres	<b>LOT 40</b>	\$164,900	.29 acres	<b>LOT 64</b>	HOA	.316 acres
<b>LOT 17</b>	<b>PENDING</b>		<b>LOT 41</b>	\$199,900	.36 acres	<b>LOT 65</b>	\$184,900	.33 acres
<b>LOT 18</b>	\$174,900	.30 acres	<b>LOT 42</b>	\$249,900	.45 acres	<b>LOT 66</b>	<b>SOLD</b>	
<b>LOT 19</b>	\$184,900	.32 acres	<b>LOT 43</b>	\$229,900	.41 acres	<b>LOT 67</b>	<b>SOLD</b>	
<b>LOT 20</b>	\$184,900	.33 acres	<b>LOT 44</b>	\$209,900	.37 acres	<b>LOT 68</b>	\$139,900	.25 acres
<b>LOT 21</b>	\$199,900	.35 acres	<b>LOT 45</b>	\$224,900	.40 acres	<b>LOT 69</b>	\$139,900	.25 acres
<b>LOT 22</b>	\$189,900	.34 acres	<b>LOT 46</b>	\$242,900	.43 acres	<b>LOT 70</b>	<b>SOLD</b>	
<b>LOT 23</b>	\$179,900	.32 acres	<b>LOT 47</b>	\$154,900	.28 acres	<b>LOT 71</b>	\$139,900	.25 acres
<b>LOT 24</b>	\$174,900	.31 acres	<b>LOT 48</b>	\$159,900	.29 acres	<b>LOT 72</b>	\$139,900	.25 acres

# RESIDENTIAL DESIGN GUIDELINES SUMMARY

Community Building Requirements are as follows, but not limited to:

- 24 months to start construction after purchase
- 1600 Sqft minimum heated area
- Form Survey required
- Sprinkler System and Sod in all visible areas of the yard
- Buried propane tanks if gas fixtures are desired
- Minimum 2 car garage with automatic opener
- Black or Brown Architectural Shingles
- 25% Brick or Stone
- Neutral exterior color scheme
- Mechanicals must be behind fencing and not visible from the street
- 32' front setback and 5' side setbacks
- All plans and designs must be approved by the ACC, however, the ACC has the ability to give variances based on your selections

\*Please contact agent for all residential build guidelines.

\$1500 Earnest Money Deposit per lot, payable to University Title Company

