




Summerfield



*“a golf course community
without the golf course”*

Location: Main Street (Rt. 23) and Brick Lane, Elverson, Chester County, PA
Developer: Stoltzfus Enterprises, Elverson, PA
Development Period: 1991-95
Size: 81 acres
Percentage of Open Space: 30%
Project Highlights:

-  184 total units in single-family, semi-detached and townhouse configurations
-  Equestrian center and pasture lands
-  Village extension

Description: This 81-acre site is an extension of the existing 19th century village of Elverson with 30 percent of the site set aside for conservation. The site features horse pastures, a tot-lot, a playing field and a future 2500 sq. ft. community building. Half of the lots border on the horse pastures. Of the 184 total units, 35 are single family detached, 26 are duplexes, and the remainder are three, four and five unit townhomes. Attention to building design has resulted in multi-family houses that look like large country homes.

Conservation Areas: Most of the conservation land has been dedicated to pasturage for horses boarding at the new stable supplied by the developer. Currently the stable is run as a complementary business, but will ultimately be transferred to a non-profit equestrian group. In addition to pastures, several housing groups border onto landscaped open space featuring grassy areas, shade trees, flowering shrubs, perennial beds, ponds and a gazebo. An informal trail system connects the various neighborhoods.





Water and Sewer: Because of its proximity to the existing village, Summerfield has public water and sewer connections.

*A feasible way of
blending housing with
land conservation
objectives*



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