

# In Nexton a townhome is more than just a home



When you own a townhome in Nexton, you have a whole world of fun, healthy living just steps beyond your front door. And it's the Nexton Improvement District and Nexton's residential association, called Live Nexton, that make a growing list of both municipal and residents-only amenities possible. And thanks to a townhome association that both maintains and insures your home's exterior, the Nexton lifestyle becomes even more carefree.

## JUST FOR RESIDENTS:

- **Parks.** Almost half of Nexton's total acreage is devoted to parks and nature. And by parks, we mean everything from wide green lawns to unique playgrounds to dog parks.
- **Swim Club.** A 25-meter competition pool, splash pad, lawns, large deck area and covered porch make the Swim Club a year-round amenity.
- **Trail and pathway network.** With several miles already in place and more planned, Nexton is a place where walking and biking are the preferred modes of transportation.
- **Community events.** Everything from outdoor concerts and kids' activities to festivals and 5Ks.

## MUNICIPAL ATTRACTIONS:

- **Regional youth sports park.** A 20-acre facility including youth sports fields and passive recreation areas.
- **Scenic parkway.** A five-mile-long linear park with a hiking/biking path that follows Nexton Parkway and links the whole community together.
- **Future parks.** Plans at Nexton include additional municipal attractions. Possibilities include additional parks and green space that cater to a variety of recreational and sports interests.

Information is preliminary and subject to change. See full disclaimer on back.



# Dollars and sense

How life in Nexton just gets better and better



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## THINK OF IT AS AN INVESTMENT IN LIFESTYLE

Nexton has established a smart, sustainable approach to maintaining and enhancing the community. So as Nexton matures, not only will it be beautifully maintained, it will add parks, gardens, outdoor art, community events and other life-enriching features. Funding comes from the following sources:

## THE NEXTON IMPROVEMENT DISTRICT

If you lived in Goose Creek or within the Town of Summerville, you would pay a city property tax that supports local parks and recreational amenities. Since Nexton is located in unincorporated Berkeley County, Nexton residents do not pay city property tax. Instead, they make a similar payment to the Nexton Improvement District currently set at approximately \$525 annually. The Improvement District fee for townhome owners is 60% of the amount paid by owners of single family homes.

## LIVE NEXTON

Nexton Residential Association also known as Live Nexton pays for the creation and upkeep of residents-only amenities such as the Swim Club, parks, landscaping and other community features. And your Live Nexton 2019 fee, set at \$639.26 annually, gives you access to the residents-only facilities throughout Brighton Park Village. Live Nexton will also be supported by a one-time reserve fund capital contribution of \$106.54 when a person buys a home in Nexton. Additionally, a separate community enhancement fund has been established to provide for activities and special programs, supported by a fee equal to 0.25% of a home's resale price when a home changes ownership. In short, Live Nexton is the structure that will maintain and enhance the value of the Nexton lifestyle in the years to come.

## TOWNHOME ASSOCIATION

With a Pulte Townhome, what you have is the perfect home even when you're not at home. A monthly townhome association fee of \$176.25 both maintains and insures your home's exterior. That means you can get rid of the lawnmower, weed trimmer and extension ladder. It also means you can take a spontaneous, month-long trip to southern France and know that your home is being beautifully cared for the whole time.

INFORMATION ABOUT FEES, TAXES, COMMUNITY ASSOCIATIONS AND THE FEATURES AND PROGRAMS THEY ARE TO SUPPORT IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE AT THE DISCRETION OF NEXTON. NEXTON MAKES NO PROMISES OR REPRESENTATION CONCERNING FUTURE DEVELOPMENT. 08/2019

